

22 Wright Street, Horwich, Bolton, BL6 7HZ



Offers Around £165,000

Three bedroom semi-detached home, located in a very popular residential area of Horwich. Close to local shops, schools, amenities and good transport links. This well presented three bedroom home benefits from double glazing, gas central heating, garden fronted and enclosed rear garden with patio seating area. Sold with vacant possession and no onward chain this property must be viewed to appreciate all that it has to offer.

- Three Bedroom
- Enclosed Garden To Rear
- No Chain
- Vacant Possession
- Awaiting EPC
- Semi Detached
- Sold With Vacant Possession
- Freehold
- Council Tax Band B



Well presented three bedroom semi-detached property, located in a popular residential location of Horwich. Close to local secondary and primary schools, local shops, amenities and good transport links. The property comprises :- Entrance porch, lounge, kitchen diner. To the first floor there are three bedrooms and a family bathroom. To the outside there is a small front garden and a fully enclosed rear garden. Benefitting from double glazing, gas central heating garden to rear with patio seating area and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the location, condition and all this property has to offer.

Porch

UPVC frosted double glazed window to front, radiator, uPVC double glazed entrance door:

Lounge 13'11" x 15'10" (4.24m x 4.82m)

UPVC double glazed window to front, coal effect gas open fire with set in and feature surround, two radiators, stairs, door to Storage cupboard, :

Kitchen/Diner 9'0" x 15'10" (2.74m x 4.82m)

Fitted with a matching base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob, two uPVC double glazed windows to rear, radiator, uPVC double glazed frosted entrance door to rear,

Under Stairs Storage

Storage cupboard.

Bedroom 1 12'6" x 9'5" (3.81m x 2.86m)

UPVC double glazed window to front, fitted wardrobes, radiator,:

Bedroom 2 10'8" x 9'3" (3.25m x 2.82m)

UPVC double glazed window to rear, radiator, :

Bedroom 3 9'0" x 6'3" (2.74m x 1.90m)

UPVC double glazed window to front, radiator.

Bathroom

Three piece suite with comprising, deep panelled bath, pedestal wash hand basin with electric shower over and shower curtain and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, heated towel rail.

Landing

Outside Front

Small garden area. path leading to front door .

Outside Rear

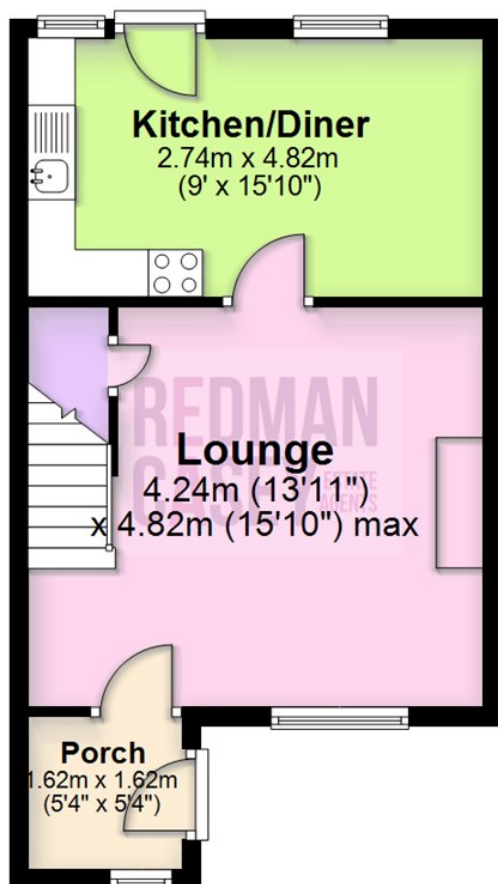


Enclosed rear garden with lawned area, flower beds and patio seating area.



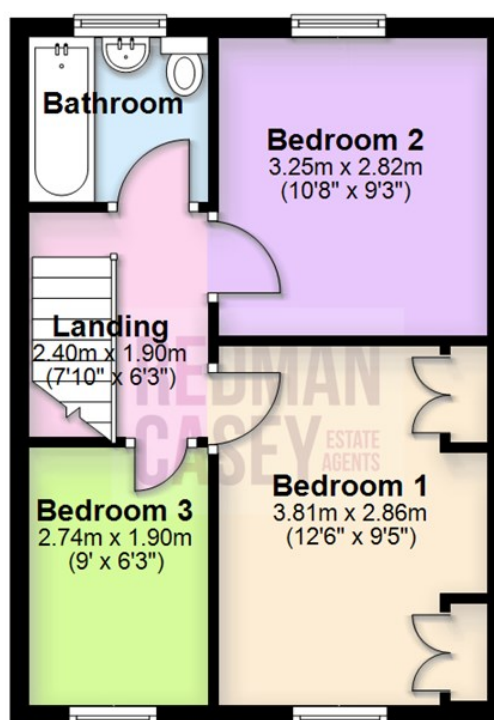
Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

