

Total area: approx. 90.7 sq. metres (976.8 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		84
(69-80) C	69	
(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 (CO ₂) 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	



8 Queen Street, Horwich, Bolton, BL6 5QU

Recently updated 3 bedroom property offering excellent accommodation with spacious reception rooms and superb fitted kitchen and bathroom, decorated throughout along with a damp proof course and replacement double glazing. The property is ideally located for access to local amenities, shops and schools along with access to Rail and road links. Viewing is essential to appreciate. Please note two of the bedroom photos have been uploaded with AI generated interiors

Offers Over £180,000





Ideally located for access to local amenities, shops and schools. this recently updated and improved deceptively spacious mid terraced property offers excellent accommodation but retains many original features including the original tiled entrance vestibule. the property comprises :-Vestibule, hallway, lounge, dining room, fitted kitchen fitted with modern light grey units, with built in appliances. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece suite with p shaped bath. Outside there are gardens to the front and an enclosed rear courtyard. Viewing is highly recommended to appreciate all that is on offer. Please note two of the bedroom photos have been uploaded with AI generated interiors

Porch
Composite entrance door to original feature tiled flooring, dado rail and picture rail, coving to ceiling, door to:

Hall
Radiator, original cornice style coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge
14'1" x 10'10" (4.30m x 3.31m)
uPVC double glazed box bay window to front, fireplace with timber mantle over, double radiator, original cornice style coving to ceiling.

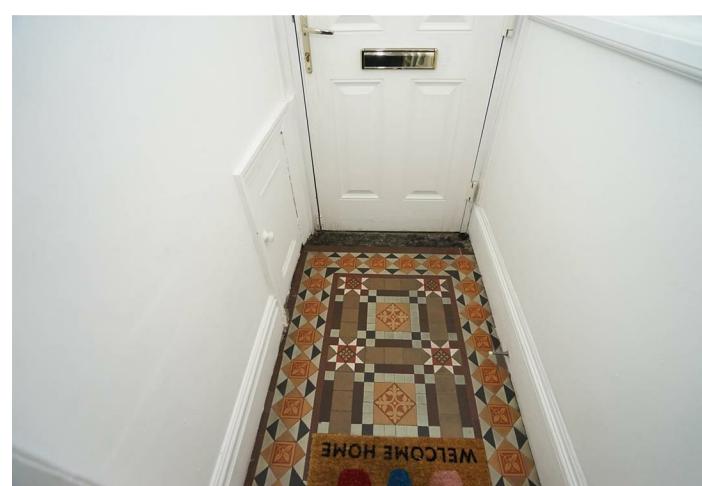
Sitting Room
13'5" x 11'6" (4.09m x 3.51m)
UPVC double glazed window to rear with chimney breast, radiator, original cornice style coving to ceiling, door to:

Kitchen
13'7" x 8'4" (4.14m x 2.55m)
Fitted with a matching range of modern light grey base and eye level units with drawers and contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, wall mounted

concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over with glass splashback, two double glazed windows to side, built-in under-stairs storage cupboard, Feature vertical radiator, vinyl flooring, coving to ceiling with recessed spotlights, part glazed rear door to garden, door.

Landing
Built-in double storage cupboard, coving to ceiling with recessed spotlights, access to loft, door to:

Bedroom 1
11'11" x 14'2" (3.63m x 4.32m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, radiator.



Bedroom 2
13'6" x 9'3" (4.12m x 2.82m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 3
7'6" x 8'6" (2.29m x 2.59m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom
Fitted with three piece modern white suite comprising deep

panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, vinyl flooring, Upvc panelled ceiling with recessed LED spotlights.

Outside
Frontage, enclosed by dwarf brick