

32 Arkwright Street, Horwich, Bolton, BL6 6DP



## Offers In The Region Of £165,000

Well presented three bedroom extended mid terraced property in a very popular residential location. Close to local schools, shops, and all local amenities. This three bedroom two reception room property is extended to the rear and benefits from double glazing, gas central heating. Sold with vacant possession and viewing is recommended to appreciate all that is on offer. Ideal first purchase or buy to let investment.

- Well Presented 3 Bedroom Terrace
- Fitted Kitchen
- 3 Generous Bedrooms
- No Chain
- EPC Rating D
- Two Reception Rooms
- Modern Bathroom
- Gas Central Heated & Double Glazed
- Vacant Possession
- Council Tax Band A



Deceptively spacious three bedroom extended mid terraced property in a sought after residential location close to local schools, shops and all local amenities. The property comprises:- Entrance porch, lounge, dining room, kitchen. To the first floor there are three bedrooms two are double and a single bedroom plus modern family bathroom. Benefitting from gas central heating and double glazing with a small garden at the front and enclosed yard to the rear. This will make a great first purchase or buy to let investment. Sold with vacant possession viewing is recommended to appreciate all that is on offer.

### **Porch**

Ceramic tiled flooring, double glazed composite entrance door, door to:

### **Lounge 13'9" x 14'7" (4.18m x 4.45m)**

Bay window to front, log effect electric fire with set in and ornate timber surround, double radiator, laminate flooring, two wall lights, door to:

### **Sitting Room 13'4" x 14'7" (4.07m x 4.45m)**

UPVC double glazed window to rear, wall mounted electric fire, built-in under-stairs storage cupboard, double radiator, stairs, sliding door, door to:

### **Kitchen 12'0" x 5'4" (3.67m x 1.63m)**

Fitted with a matching range of beech effect base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, uPVC double glazed door to rear.

### **Landing**

Built-in boiler cupboard with housing and wall mounted gas combination boiler serving heating system and domestic hot water, radiator, double door, door to:

### **Bedroom 1 13'9" x 8'11" (4.20m x 2.71m)**

UPVC double glazed window to rear, radiator.

### **Bedroom 2 11'3" x 8'0" (3.43m x 2.44m)**

UPVC double glazed window to front, radiator, door to:

### **Bedroom 3 8'6" x 6'5" (2.59m x 1.96m)**

UPVC double glazed window to front, radiator.



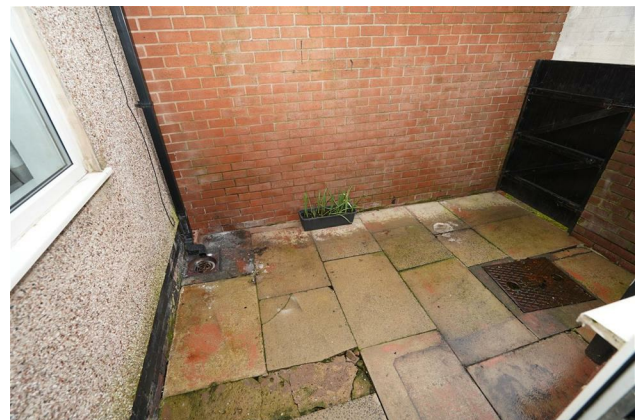
## Bathroom

Fitted with three piece modern white suite with comprising, deep panelled p shaped bath with shower over, mixer tap and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, half height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

## Outside

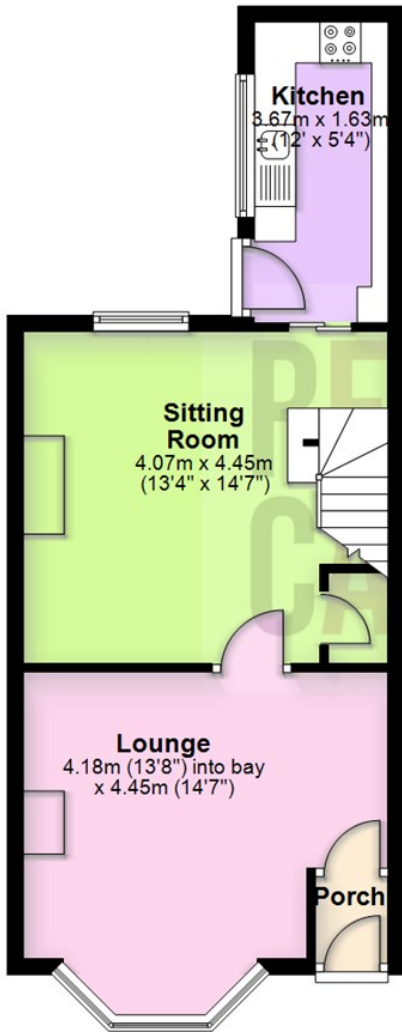
Front, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door with flower and shrub borders.

Rear, enclosed by brick wall to rear and side, paved patio, rear gated access.



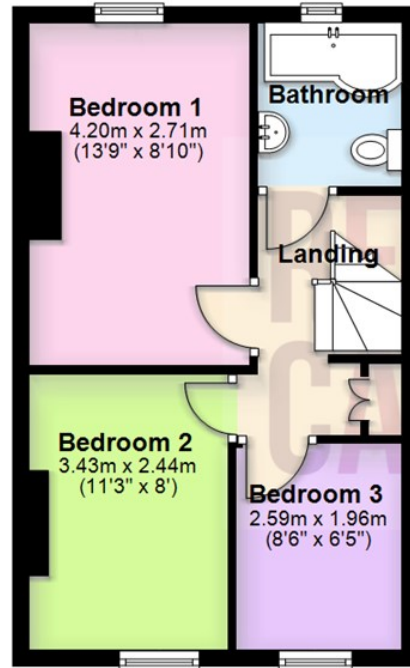
## Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 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) <b>A</b>                          |                            | <b>85</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>60</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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

