

6 Dale Street East, Horwich, Bolton, Greater Manchester, BL6 6JY



Offers In The Region Of £120,000

Charming two bedroom mid terraced property located in a superb residential location. Close to local shops, schools and all local amenities. This property benefits from double glazing, gas central heating, utility room to the rear and outside space to the rear offering a patio seating area. Viewing is highly recommended to appreciate the condition and position of the property.

- Two Bedroom
- Modernised
- Double Glazing
- Utility Room
- Gas Central Heating
- Outside Space to Front and Rear



Charming modernised two bedroom mid terraced property. Situated in a popular residential location close to local shops, schools and all local amenities. The property comprises:- Lounge, kitchen, utility room. To the first floor there are two bedrooms and a family bathroom. The property benefits from double glazing, gas central heating outside space to the front and an enclosed yard to the rear offering an outside patio area. This property is highly recommended for viewing to appreciate all that is on offer and the condition of this property.

Lounge 12'9" x 12'0" (3.89m x 3.65m)

UPVC double glazed window to front, wall mounted electric fire, double radiator, door to:



Kitchen 10'11" x 12'0" (3.32m x 3.65m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, stairs, hardwood door to rear.



Utility Room 9'7" x 5'0" (2.92m x 1.53m)

Plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, uPVC double glazed window to side, uPVC double glazed door to side.

Bedroom 1 9'1" x 12'0" (2.77m x 3.65m)

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

Bedroom 2 8'6" x 4'9" (2.60m x 1.45m)

UPVC double glazed window to rear, radiator, door to Storage cupboard.

Bathroom

UPVC frosted double glazed window to rear, heated towel rail, door to Storage cupboard.

Landing

Outside Front

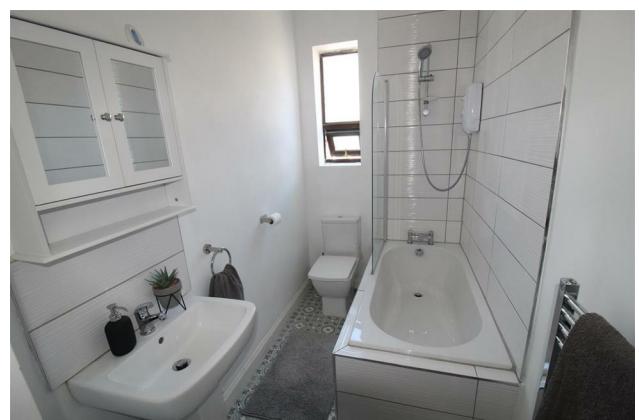
Small enclosed garden fronted.



Outside Rear

Enclosed rear yard with patio seating area.



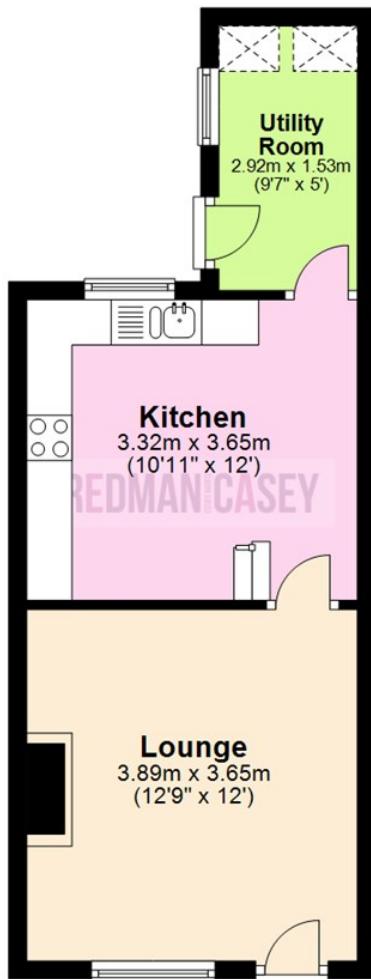


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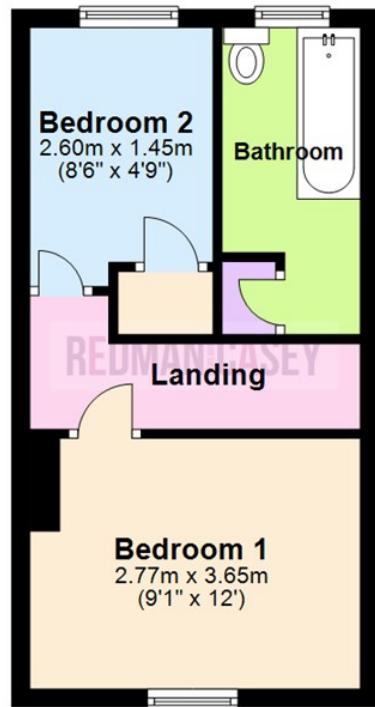
Ground Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



Total area: approx. 56.9 sq. metres (612.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

