

48 Siemens Street, Horwich, Bolton, Greater Manchester, BL6 5PR

Price £108,995

- 3 Bedrooms
- PVCu Double Glazing
- Three Piece Bathroom
- 2 Receptions
- Fitted Kitchen/Breakfast Room
- Gas Central Heating



Entrance Hall

Wooden flooring, carpeted stairs to first floor landing, door to:

Lounge 11'6" x 14'0" (3.5 x 4.26)

PVCu double glazed leaded window to front, radiator, laminate flooring, coving to ceiling, door to:

Dining Room 14'8" x 10'6" (4.47 x 3.19)

PVCu double glazed window to rear, radiator, dado rail, coving to ceiling, door to built-in under-stairs storage cupboard.

Fitted Kitchen/Breakfast Room 7'9" x 14'1" (2.35 x 4.3)

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and worktop space over, matching breakfast bar, 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and range, two PVCu double glazed windows to side, double radiator, PVCu double glazed door to rear.

Landing

Bedroom 1 14'8" x 9'5" (4.47 x 2.87)

PVCu double glazed leaded window to front, door to:

Bedroom 2 7'3" x 9'2" (2.21 x 2.79)

PVCu double glazed window to rear, radiator.

Bathroom

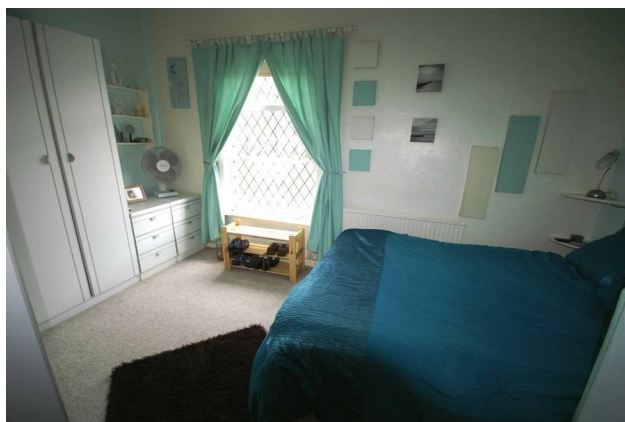
Three piece white suite comprising panelled bath with power shower over, pedestal wash hand basin with tiled splashbacks and low-level WC, full height ceramic tiling to two walls, window to side, radiator, wall mounted gas boiler serving heating system and domestic hot water.

Bedroom 3 7'1" x 10'6" (2.16 x 3.2)

PVCu double glazed window to rear, radiator.

Outside

Frontage, enclosed by dwarf brick wall to front and side, paved hard standing with flower borders. Enclosed by timber fencing to rear and sides, paved hard standing.





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