

32 Fox Street, Horwich, Bolton, Lancashire, BL6 5NZ



## Offers In The Region Of £162,500

Superbly presented and improved mid terraced property offering excellent family accommodation with contemporary open plan living to the ground floor and three generous double bedrooms along with a three piece modern bathroom suite to the first floor. Outside the property benefits from a garden to the front and courtyard with artificial grass to the rear. Viewing is a must

- Contemporary Open Plan Living
- Fitted Modern Kitchen
- Ideally Located for Amenities
- EPC Rating TBC
- Three Generous Bedrooms
- Three Piece White Bathroom
- Viewing essential



Ideally located for access to local amenities, shops and schools this deceptively spacious mid terraced property offers exceptional family accommodation, which comprises :- Entrance hall. open plan lounge - dining room leading into a fitted modern kitchen with built in appliances. To the first floor there are three generous double bedrooms and bathroom fitted with a modern three piece white suite. Outside there are gardens to the front and courtyard with artificial grass to the rear . The property also benefits from gas central heating and double glazing along with close proximity to motorway and rail links and Middlebrook retail park, Viewing is essential to appreciate all on offer

### **Entrance Hall**

Built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, stairs to first floor landing, uPVC double glazed entrance door, door to:

### **Dining Area 13'0" x 11'3" (3.96m x 3.44m)**

UPVC double glazed window to rear, radiator, Dark oak flooring, open plan to Kitchen, door to:

### **Lounge 12'0" x 11'3" (3.65m x 3.44m)**

UPVC double glazed bay window to front, wall mounted living flame effect gas fire built in feature units to either side of fireplace, double radiator, Dark oak flooring, open plan, door to:

### **Kitchen 13'0" x 6'6" (3.95m x 1.98m)**

Fitted with a matching range of cream base and eye level units with underlighting and drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in eye level fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, uPVC double glazed rear door to garden.

### **Landing**

Access to loft space with fitted light connected, door to:

### **Bedroom 1 13'0" x 10'0" (3.96m x 3.06m)**

UPVC double glazed window to rear, double radiator.

### **Bedroom 2 12'2" x 10'4" (3.72m x 3.16m)**

UPVC double glazed window to front, radiator.

### **Bedroom 3 8'0" x 7'0" (2.44m x 2.13m)**

UPVC double glazed window to front, radiator.

### **Bathroom**

Fitted with three piece modern white suite comprising deep panelled p-shaped bath with shower over, mixer tap and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, Upvc panelled ceiling with recessed spotlights.

### **Outside**

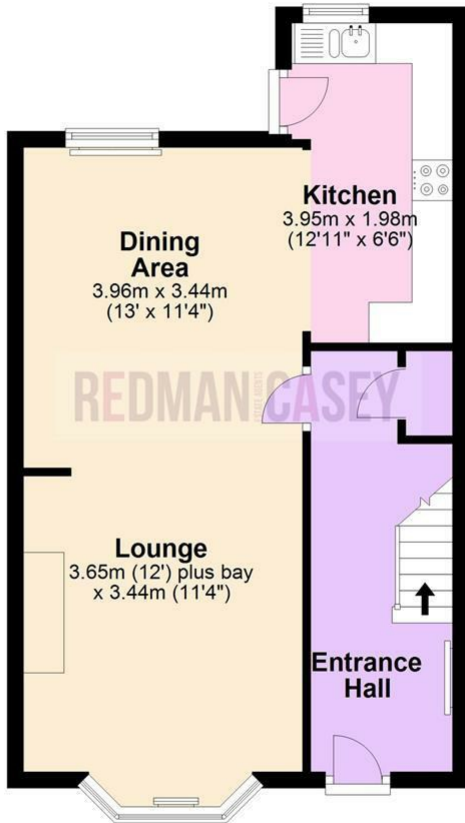
Front garden, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door with steps up to gravelled area and mature flower and shrub borders, wrought iron gate.

Rear garden, enclosed by timber fencing to rear and sides, rear gated access with artificial lawned area.



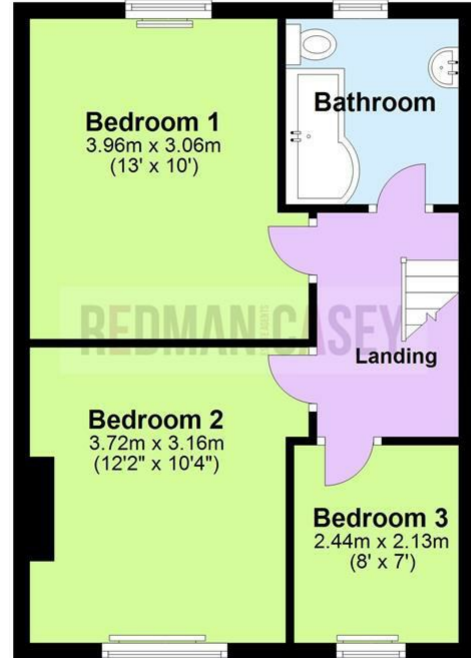
### Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 83.1 sq. metres (893.9 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>		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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		
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