

67 Catherine Street East, Horwich, Bolton, BL6 7JZ



Offers In The Region Of £170,000

Well presented three bedroom mid terraced property, offering excellent accommodation with potential for extension to the rear garden should the need arise (subject to consent.) The property also benefits from low living costs with a large array of solar panels to the front and rear roof elevations along with a heat pump which delivers hot water and central heating for the property. Situated close to Rivington and Horwich Centre and is sold with no onward chain.

- 3 Bedroom Mid Terrace
- Potential for Extension to Rear
- Heat Pump and Solar Panels
- EPC Rating C
- Lounge and Dining Kitchen
- Gardens to Front & Rear
- Sold with No Chain & Vacant Possession
- Council Tax Band A



Located within easy access of local amenities and shops this three bedroom mid terraced property offers excellent accommodation and has potential to be extended subject to planning. The property comprises :- Hall, lounge, dining kitchen. To the first floor there are three bedrooms and shower room with three piece suite. Outside to the front is a paved garden area. To the rear there is an enclosed garden with hardstanding area with a large metal storage shed and patio area. The property offers low cost living with a heat pump powering hot water and central heating along with solar panels to front and rear roof elevations, it is also double glazed throughout and is sold with no chain and vacant possession,



Entrance Hall

Radiator, slate tiled flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 10'4" x 13'3" (3.16m x 4.04m)

UPVC double glazed window to front, living flame effect electric fire with set in, feature timber surround and tiled inset and hearth, double radiator, oak flooring, sliding door, door to:



Kitchen 6'11" x 13'3" (2.11m x 4.04m)

Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed door to garden, sliding door, door to:

Cupboard 9'1" x 2'7" (2.78m x 0.80m)

UPVC frosted double glazed window to rear, ceramic tiled flooring, built-in under-stairs storage cupboard with shelving and vent for tumble dryer.



Landing

Door to:

Bedroom 1 9'10" x 9'2" (2.99m x 2.79m)

UPVC double glazed window to front, ornamental fireplace with cast- iron surround, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, door to:



Bedroom 2 7'7" x 9'2" (2.31m x 2.79m)

UPVC double glazed window to rear, radiator.

Bedroom 3 6'9" x 6'11" (2.05m x 2.11m)

UPVC double glazed window to front, radiator.

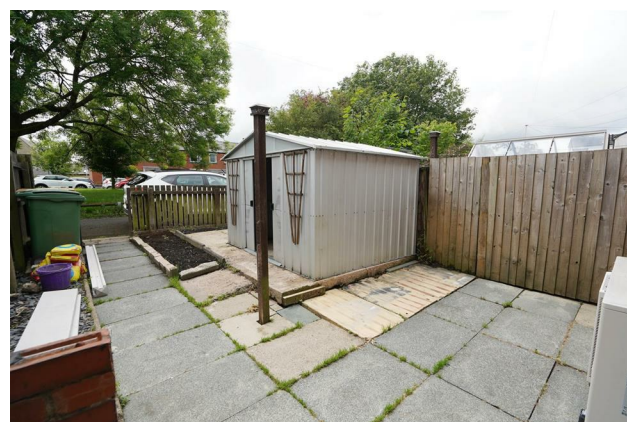


Wet Room 4'8" x 6'10" (1.41m x 2.09m)

Disabled access shower room fitted with three piece modern white suite comprising, wheelchair accessible tiled double shower enclosure with electric shower over, shower curtain and folding screen, pedestal wash hand basin, low-level WC and ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

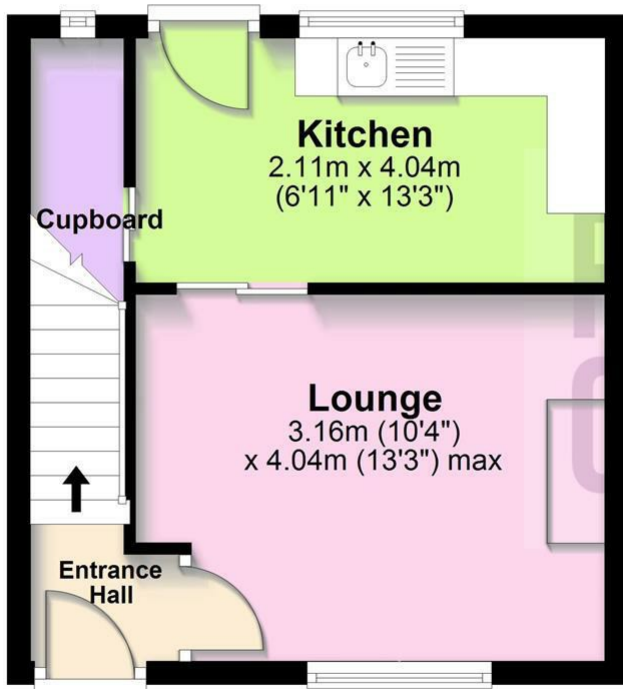
Outside

Front garden, enclosed by dwarf brick wall and fencing to front and sides, wrought iron gated access, paved pathway leading to front entrance door with paved garden. Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, paved pathway leading to rear pedestrian gate, flower beds, metal storage shed.



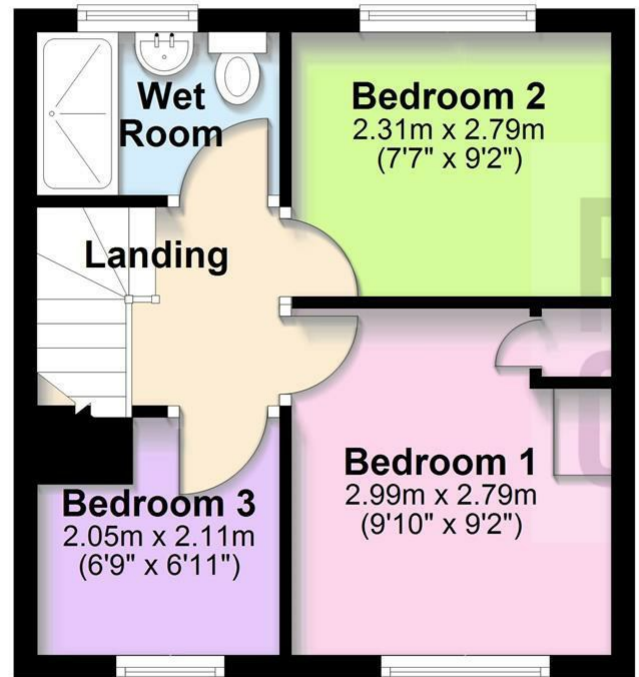
Ground Floor

Approx. 26.5 sq. metres (285.5 sq. feet)



First Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 53.4 sq. metres (574.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(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	

