

7 Panton Street, Horwich, Bolton, Lancashire, BL6 6EE



## Offers In The Region Of £190,000

Superb, deceptively spacious town house. Ideally located for access to local amenities, schools and transport links, this property requires an internal inspection to appreciate what is on offer, with generous open plan living accommodation, modern kitchen, two double beds, superb bathroom enclosed rear gardens and parking. for two cars . Sold with no chain and vacant possession.

- 2 Double Bedroom Town House
- Modern Kitchen and Bathroom
- No Chain
- Viewing Highly Advised
- Council Tax B
- Open Plan Lounge Diner
- Parking for 2 Cars
- Vacant Possession
- EPC Rating C



Located within easy access to local amenities this modern two bedroom mid town house offers excellent accommodation comprising :- Porch, w.c. Lounge open plan to dining area, kitchen fitted with a range of modern base and wall units with built in appliances. To the first floor there are two generous double bedrooms and bathroom with three piece white suite. Outside there is driveway parking for two vehicles To the rear there is an enclosed rear garden with lawned and patio area, side gated access Viewing is essential to appreciate all on offer. Sold with no chain and vacant possession.

### **Porch**

Radiator, double glazed entrance door, door to:

### **WC**

UPVC frosted double glazed window to front, fitted with two piece suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator.

### **Lounge 16'8" x 14'5" (5.09m x 4.39m)**

UPVC double glazed window to front, built-in under-stairs storage cupboard, double radiator, carpeted stairs to first floor landing, open plan dining area to:

### **Dining Area 8'4" x 7'4" (2.53m x 2.23m)**

Double radiator, uPVC double glazed french doors to garden, open plan kitchen to:

### **Kitchen 8'4" x 6'7" (2.53m x 2.01m)**

Fitted with a matching range of base and eye level units with underlighting, drawers and complementary worktop space, stainless steel sink unit with mixer tap with tiled splashbacks, wall mounted concealed gas combination serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring.

### **Landing**

Door to:

### **Bedroom 1 11'4" x 11'0" (3.45m x 3.36m)**

UPVC double glazed bay window to front, radiator, ceiling, access to loft space, door to built-in over-stairs storage cupboard.

### **Bedroom 2 9'9" x 14'5" (2.97m x 4.39m)**

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

### **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

### **Outside**

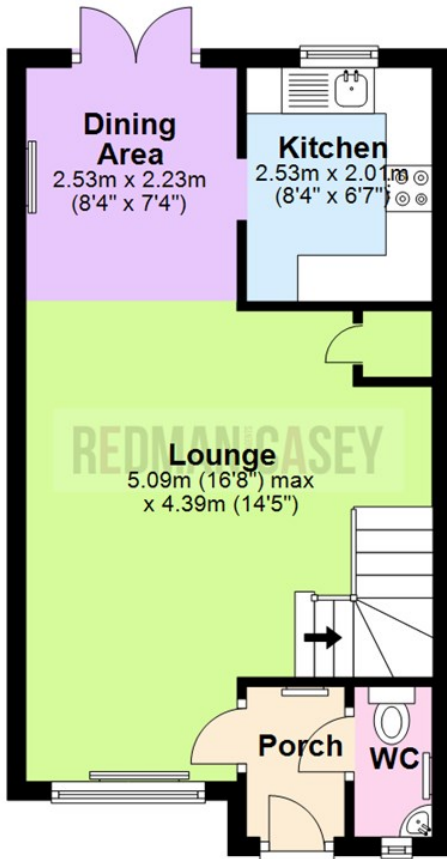
Open plan front garden, double width tarmac driveway to the front with car parking space for two cars with gravelled area and shrub borders.

Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and shrub borders, side gated access.



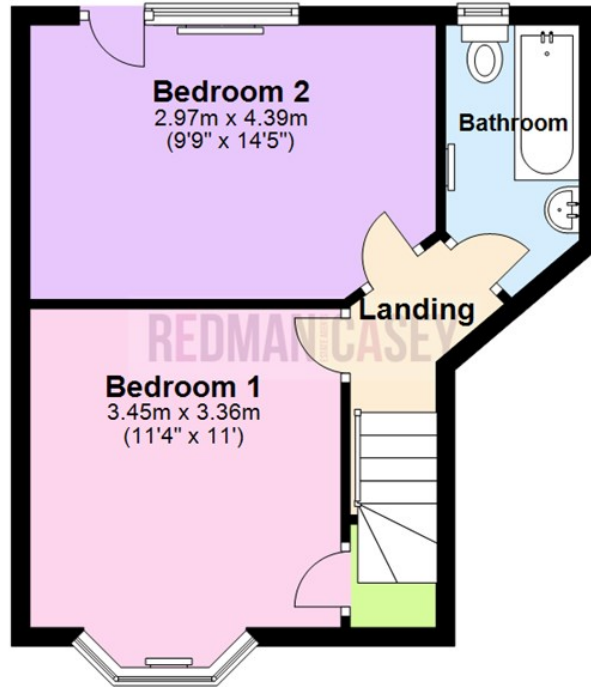
### Ground Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 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>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

