



32 Hawksley Street, Horwich, Bolton, Greater Manchester, BL6 6EH

Price £59,995

- 2 Bedrooms
- Lounge
- PVCu Double Glazing
- Fitted Dining Kitchen



Lounge 13'2" x 13'4" (4.01 x 4.06)

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

Kitchen/Diner 13'2" x 11'1" (4.01 x 3.37)

PVCu double glazed window to rear, double radiator, PVCu door to rear.

Landing

Door to:

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, PVCu frosted double glazed window to rear.

Bedroom 1 13'2" x 10'0" (4.01 x 3.05)

PVCu double glazed window to front.

Bedroom 2 8'6" x 7'11" (2.59 x 2.41)

PVCu double glazed window to rear, radiator.

Outside

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





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 (CO ₂) 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>		
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