

12 Mort Street, Horwich, Bolton, Lancashire, BL6 7DL



## Offers Around £160,000

Two bedroom semi detached property. Located in a quiet residential location, close to local primary and secondary schools, shops and all local amenities. This property benefits from driveway, garage, gas central heating, double glazing and gardens to front and rear with patio seating area. Sold with vacant possession and no onward chain. Viewing is recommended to appreciate the location and all that is on offer.

- Semi Detached
- Garage And Off Road Parking
- No Chain
- Gas Central Heating
- EPC Rating D
- Gardens Front And Rear
- Sold With Vacant Possession
- Double Glazing
- Council Tax Band B



Two bedroom semi detached property in a very popular residential location, Situated close to local shops, schools and all local amenities. The property comprises:- Entrance hall, lounge, kitchen diner. To the first floor there are two bedrooms and a family bathroom. To the outside there are gardens front and rear. This property also benefits from double glazing, gas central heating, garage, driveway and patio seating area . This property is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer and the location.



### Hall

UPVC double glazed window to side, double radiator, open plan, uPVC double glazed entrance door to front,:

### Lounge 12'8" x 10'0" (3.85m x 3.04m)

UPVC double glazed window to front, ornamental electric fire fireplace set in feature tiled surround, double radiator, :



### Kitchen/Dining Room 8'1" x 14'8" (2.47m x 4.48m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, uPVC double glazed frosted entrance door to rear.



### Bedroom 1 10'11" x 6'7" (3.32m x 2.00m)

UPVC double glazed window to front, double radiator, door to Storage cupboard,

### Bedroom 2 10'3" x 8'3" (3.12m x 2.51m)

UPVC double glazed window to rear, radiator.

### Landing

UPVC double glazed window to side.

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and shower curtain and low-level WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window to rear, heated towel rail.

### Garage

Hardwood frosted glazed window to rear, metal up and over door, hardwood entrance door to rear, door to:

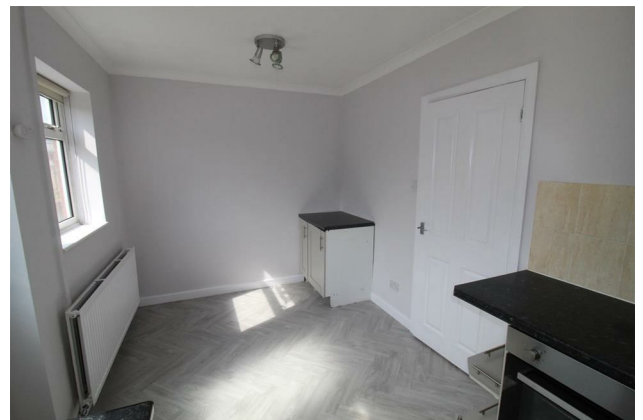
### Outside Front

Garden fronted with driveway leading to garage.

### Outside Rear

Enclosed rear garden with patio seating area.

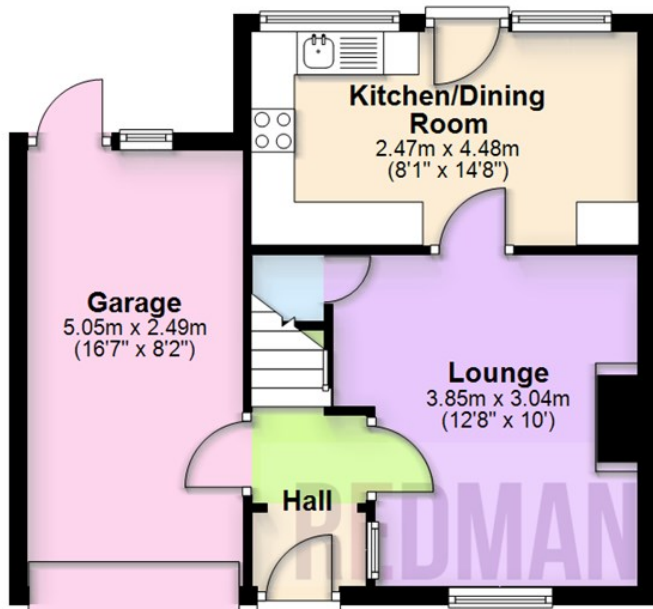
Storage cupboard.





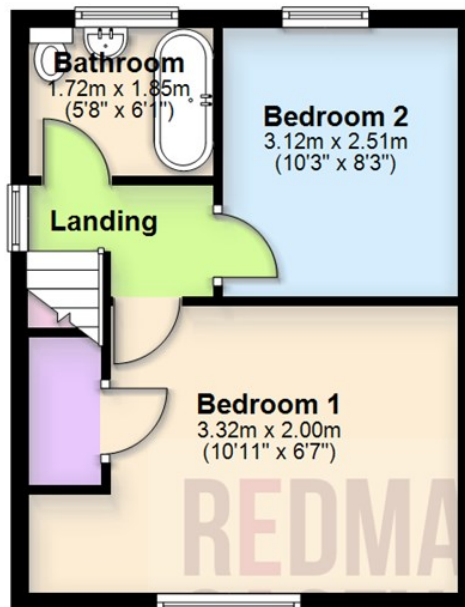
### Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



### First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 73.2 sq. metres (787.5 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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

