

36 Mason Street, Horwich, Bolton, Lancashire, BL6 5QP



## Offers Around £189,000

Superb three double bedroom end terraced. Located in a very popular residential location, close to local primary and secondary schools, local shops and amenities and good road and rail links. This home benefits from double glazing, gas central heating, front garden and spacious garden plot to the rear with patio seating and dining area. This home is very highly recommended for viewing to appreciate the condition, location and all that is on offer.

- Three Double Bedrooms
- Freehold
- Gas Central Heating
- Enclosed Rear Garden
- Awaiting EPC
- End Terraced
- Double Glazed
- Garden Fronted
- Large Patio And Dining Area
- Council Tax Band A



Well presented three double bedroom end terraced. This superb property is located in a very popular residential location, close to local shops and amenities with great road and rail links and close to local primary and secondary schools. The property comprises:- Entrance hall, lounge, dining kitchen. To the first floor there are three double bedrooms and a family bathroom. The home also benefits from double glazing, gas central heating, garden fronted and large gardens to the rear and side with patio seating and dining area,.

This well presented property is highly recommended for viewing to appreciate the condition, location and all that this home has to offer.

### Hallway

Column radiator, stairs, uPVC double glazed opaque entrance door :

### Lounge 12'3" x 14'10" (3.73m x 4.52m)

UPVC double glazed window to front, in-set log effect electric fire, double radiator:

### Kitchen/Dining Room 10'8" x 18'2" (3.24m x 5.54m)

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

### Bedroom 1 12'4" x 11'9" (3.77m x 3.59m)

UPVC double glazed window to front, fitted wardrobe and matcing draws, double radiator:

### Bedroom 2 10'10" x 9'4" (3.30m x 2.85m)

UPVC double glazed window to rear:

### Bedroom 3 7'9" x 8'5" (2.36m x 2.57m)

UPVC double glazed window to rear, double radiator.

### Bathroom

Three piece suite comprising vanity wash hand basin with cupboard under, mixer tap and ceramic and full height tiling to all walls, recessed tiled shower enclosure with glass screen and close coupled WC, uPVC frosted double glazed window to front, heated towel rail:

### Landing

UPVC double glazed window to side,

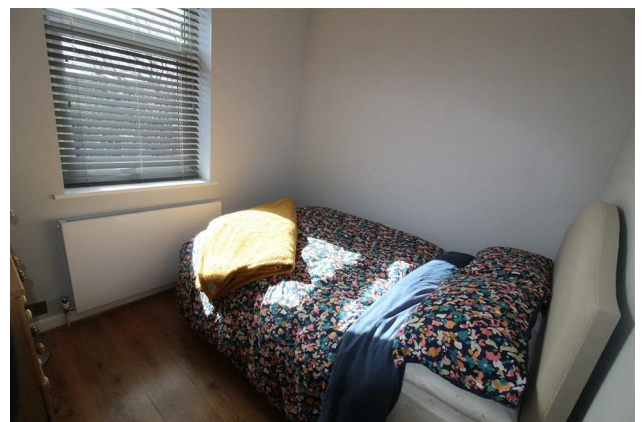
### Outside Front

Garden fronted, with mature planting of shrubs.

### Outside Rear

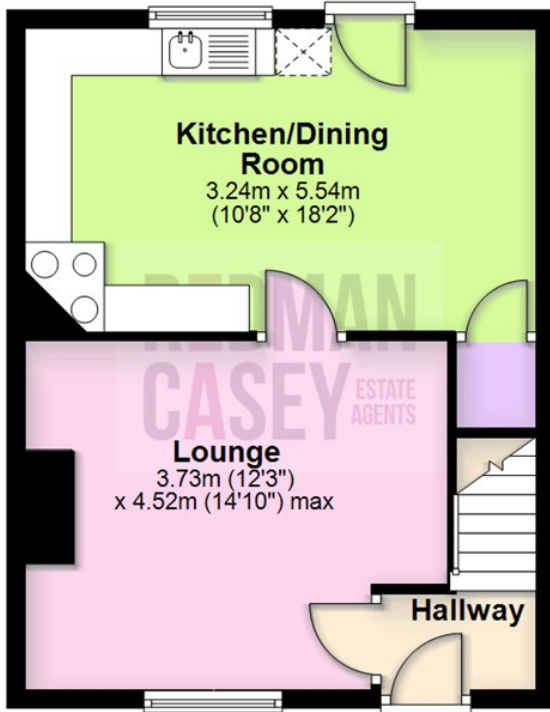


Fully enclosed rear and side gardens, laid to lawn with flower beds, stone paved patio seating and dining area., outside tap.



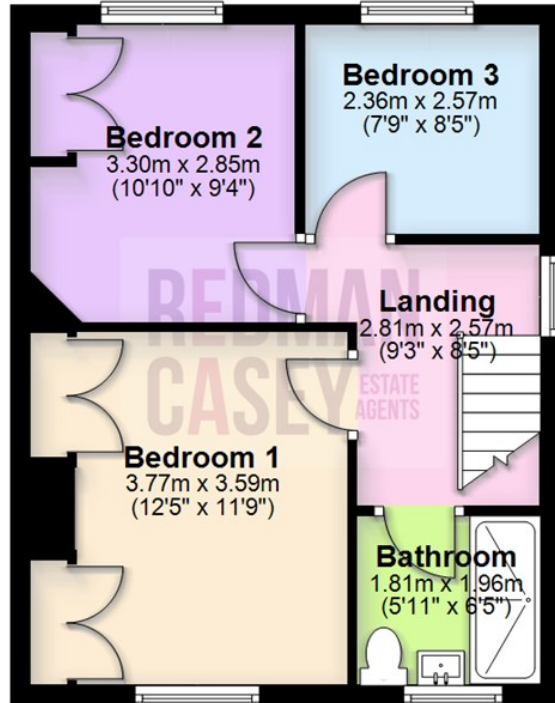
### Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



### First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 78.9 sq. metres (849.7 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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