

6 Derwent Close, Horwich, Bolton, BL6 6DR



**£175,000**

Well presented and improved 3 bedroom townhouse positioned on Derwent Close, The property boasts lobby, open plan lounge diner, fitted kitchen, 3 bedrooms & 3 piece bathroom suite. Externally a good sized rear garden & patio and benefits from gas central heating and double glazing and is ideally located for access to local amenities, shops, schools and transport links. The property would make an excellent first time purchase or buy to let potential rent around £900 - 950 per calendar month. Viewing is essential to appreciate all that is on offer.

- 3 Bedroom Townhouse
- Fitted Kitchen
- Bathroom with Three Piece Suite
- EPC Rating TBC
- Open Plan Lounge Diner
- 3 Bedrooms
- Gardens Front and Rear
- Council Tax Band



Well presented mid 3 bedroom townhouse which is an ideal first time buy or buy to let opportunity. The property is ideally located to the village of Horwich bustling with amenities, cafes, restaurants and pubs and is also within close proximity to public transport, commuting links and motorway access. Comprising lobby, open plan lounge diner, fitted kitchen, rising to the upper level three bedrooms and a three piece bathroom suite. Externally to the front a lawn area with flagged pathway. To the rear a lawned area with block paved patio. Benefitting from also gas centrally heated with gas combi boiler and uPVC double glazed. We recommend viewing to fully appreciate the accommodation on offer.



### Entrance Hall

UPVC frosted double glazed leaded window to front, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

### Lounge 12'1" x 11'8" (3.69m x 3.55m)

UPVC double glazed window to front, fireplace, double radiator, laminate flooring, open plan, door to:

### Cupboard

Built-in under-stairs storage cupboard.

### Dining Area 9'4" x 7'10" (2.84m x 2.40m)

Window to rear, uPVC double glazed window to rear, double radiator, laminate flooring, uPVC double glazed french door to garden, open plan, door to:



### Kitchen 9'4" x 6'1" (2.84m x 1.85m)

Fitted with a matching range of pale green base and eye level units with drawers and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas with extractor hood over, uPVC double glazed window to rear, vinyl flooring.



### Landing

Door to:

### Bedroom 1 11'0" x 8'11" (3.35m x 2.72m)

UPVC double glazed window to rear, radiator.

### Bedroom 2 10'11" x 7'5" (3.33m x 2.25m)

UPVC double glazed window to front, radiator.

### Bedroom 3 6'6" x 6'9" (1.98m x 2.06m)

UPVC double glazed window to front, radiator.



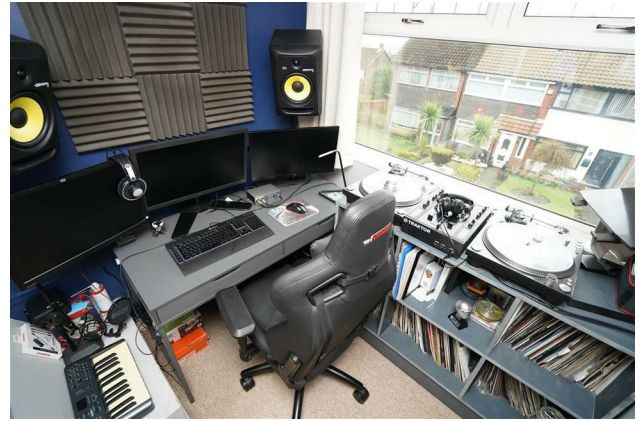
## Bathroom

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

## Outside

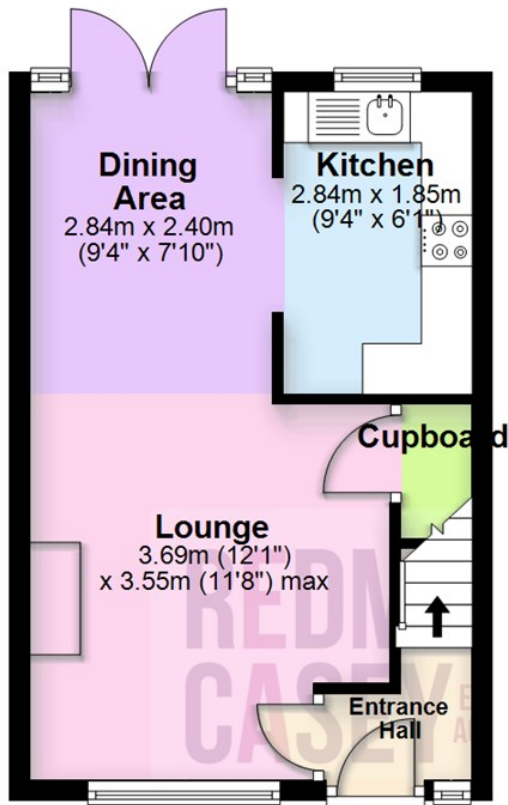
Open plan front garden with lawned area, paved pathway leading to front entrance door.

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



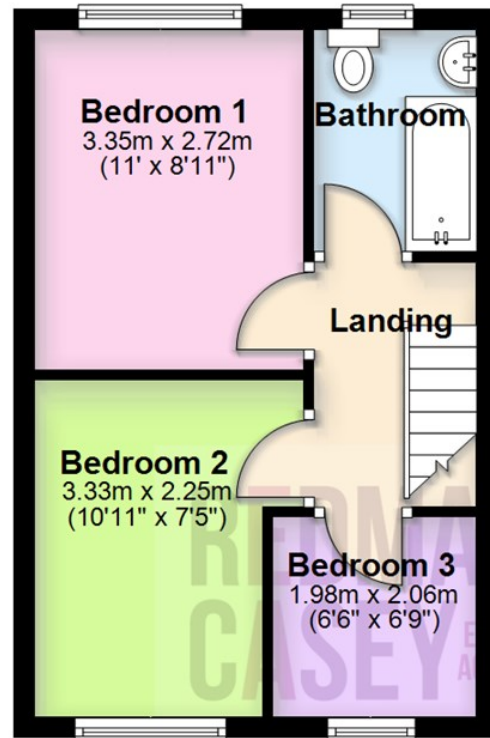
## Ground Floor

Approx. 28.9 sq. metres (310.7 sq. feet)



## First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 58.7 sq. metres (631.7 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<br>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<br>2002/91/EC |           |

