

10 Robinson Street, Horwich, Bolton, BL6 7NS



## Offers Around £110,000

Well presented two bedroom mid terraced property situated in a very popular residential location, close to local shops, schools, and all local amenities. This superb house benefits from double glazing, gas central heating enclosed yard to rear with garden shed. Viewing is highly recommended to appreciate the condition and location of this property.

- Mid Terraced
- Gas Central Heating
- Excellently Presented
- Awaiting EPC
- Two Bedroom
- Double Glazed
- Council Tax Band A



Well presented two bedroom mid terraced property in a very popular residential location, Very close to local shops, schools and all local amenities. The property comprises:- Lounge, dining kitchen, to the first floor there are two bedrooms and a family bathroom. Enclosed garden to the rear with garden shed. Benefitting from double glazing and gas central heating. This family home is highly recommended for viewing to appreciate the condition and location.

**Lounge 13'1" x 12'4" (3.99m x 3.77m)**

UPVC double glazed window to front, log effect electric fire set in feature brick built surround, double radiator, door to:

**Kitchen/Diner 12'4" x 12'4" (3.77m x 3.77m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, integrated fridge, 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, stairs, uPVC double glazed frosted entrance door to rear.

**Bedroom 1 13'1" x 12'4" (3.99m x 3.77m)**

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

**Bedroom 2 9'4" x 5'11" (2.84m x 1.80m)**

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

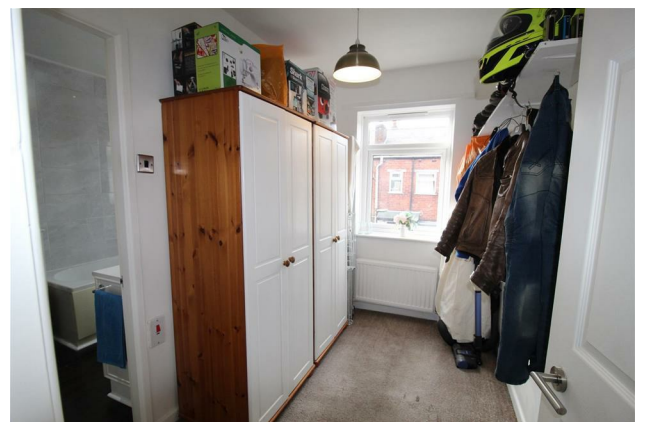
**Bathroom**

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin in vanity unit with base cupboard, drawers and full height ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail, door.

**Outside Rear**

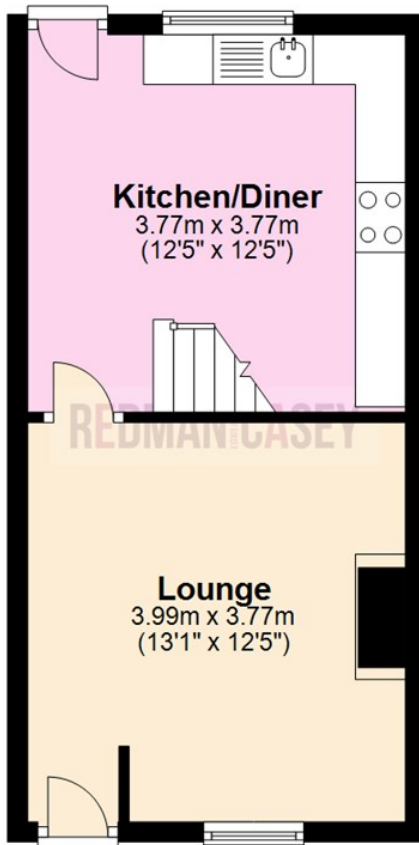
Enclosed rear yard with garden shed and room for seating area.





## Ground Floor

Approx. 29.7 sq. metres (319.5 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.5 sq. feet)



Total area: approx. 59.4 sq. metres (638.9 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 CO2 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 CO2 emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

