

10 Catherine Street East, Horwich, BL6 7JZ



Offers In The Region Of £150,000

Two bedroom extended mid terraced property. Located in a popular residential location close to local primary and secondary schools, shops, and all local amenities. The property benefits from double glazing, gas central heating and garden fronted. Sold with vacant possession and no onward chain. Ideal first purchase or buy to let investment with a rental potential of £800 - 850 pcm Viewing recommended to appreciate what's on offer.

- 2 Bedroom Mid Terrace
- Downstairs Bathroom
- Gas Central Heated and Double Glazed
- EPC Rating D
- Lounge and Dining Kitchen
- Cloakroom WC Upstairs
- No Chain
- Council Tax Band A



Two bedroom extended mid terraced property. Located in a popular residential location close to local primary and secondary schools, shops, and all local amenities. The property comprises:- Entrance porch, lounge, dining kitchen, bathroom. To the first floor there are two double bedroom and a WC. The property benefits from double glazing, gas central heating and garden fronted. Sold with vacant possession and no onward chain. Ideal first purchase or buy to let investment with a rental potential of £800 - 850 pcm Viewing recommended to appreciate what's on offer

Porch

Door to:

Lounge 13'5" x 12'4" (4.09m x 3.75m)

UPVC double glazed window to front, wall mounted living flame effect gas fire, radiator, laminate flooring, door to:

Kitchen/Diner 10'4" x 12'4" (3.15m x 3.75m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate tiled flooring, stairs, door to:

Hallway

Built-in storage cupboard with shelving, radiator, door to:

Bathroom

UPVC double glazed window to side, radiator.

Landing

Door to:

Bedroom 1 13'5" x 12'4" (4.09m x 3.75m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, double radiator.

Bedroom 2 7'7" x 9'7" (2.32m x 2.92m)

UPVC double glazed window to rear, built-in over-stairs storage cupboard, radiator, door to:

WC

Outside

Front garden, enclosed by dwarf brick wall and fencing to front and sides with paved area and flower and shrub borders, pathway leading to front entrance door.

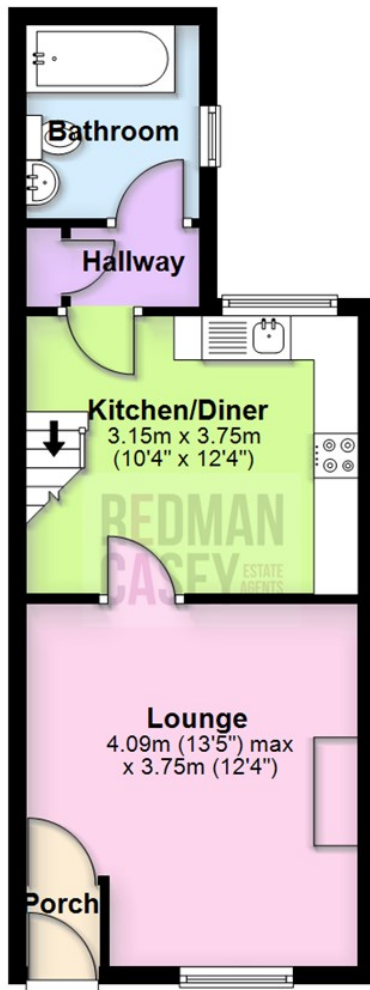
Private rear garden, brick wall and timber fencing to rear and sides, paved sun patio, mature flower and shrub borders, rear gated access.





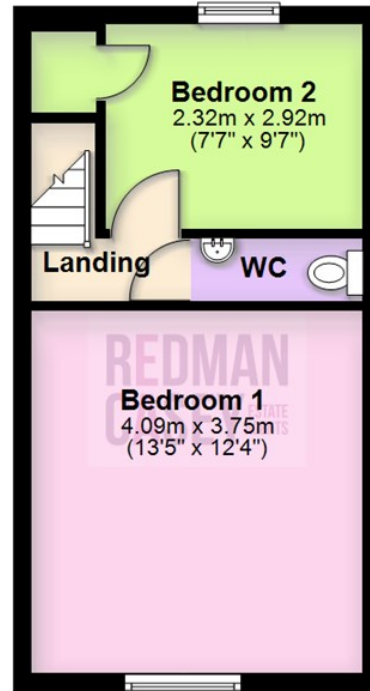
Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 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) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

