

21 Dale Street West, Horwich, Bolton, Lancashire, BL6 6JU



Price £99,950

Two bedroom mid terraced property. Situated in a popular residential location, close to local shops, schools, and all local amenities. Benefitting from gas central heating and double glazing this property would suit investors or first time buyers. Sold with vacant possession and no onward chain viewing is recommended to appreciate all that is on offer.

- Two Bedroom
- Double Glazing
- Vacant Possession
- Gas Central Heating
- Fitted Kitchen
- No Chain



Spacious two bedroom mid terraced property. This property is situated in a very popular residential location, close to local amenities, local schools and shops. benefitting from good outside space to the rear, double glazing and gas central heating the property comprises:- Lounge, dining kitchen, two bedrooms to the first floor and a family bathroom, the outside rear is spacious and has a patio seating area. Sold with vacant possession and no onward chain this would suit investors and first time buyers alike. Viewing is recommended to appreciate what is on offer.

Lounge 13'2" x 12'6" (4.01m x 3.80m)

UPVC double glazed window to front, fireplace with feature surround, double radiator, door to:



Kitchen/Diner 9'8" x 12'6" (2.95m x 3.80m)

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, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, stairs, uPVC double glazed frosted entrance door to rear.



Bedroom 1 8'8" x 12'6" (2.64m x 3.80m)

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

Bedroom 2 9'10" x 9'9" (2.99m x 2.96m)

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with shower above and folding glass screen and low-level WC, tiled splashbacks, heated towel rail.



Outside Rear

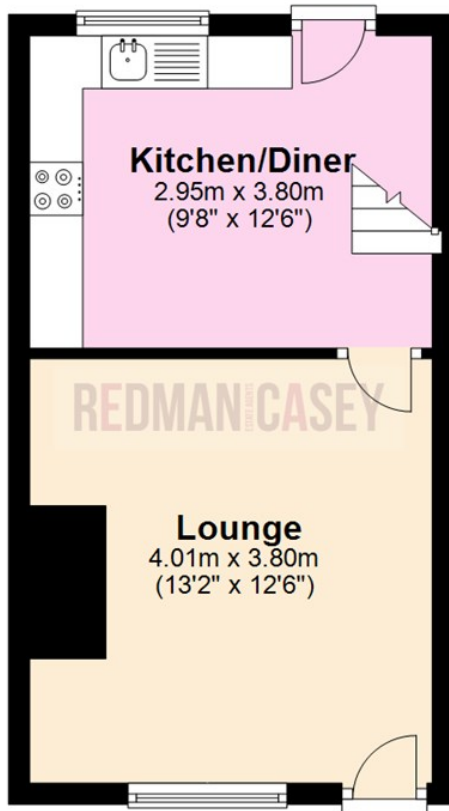
Enclosed rear yard with space for patio seating area.





Ground Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



Total area: approx. 53.6 sq. metres (576.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

