

9 Lindsay Street, Horwich, Bolton, BL6 6EF



## Offers Around £180,000

Three bedroom mid terraced property, located in a very popular residential location. Close to good primary and secondary schools, local shops, amenities with access to great transport links. This home benefits from being garden fronted, enclosed rear yard with patio seating area, fully double glazed windows installed recently, gas central heating and rear extension. This spacious well presented home should be viewed to appreciate the location, condition and all that is on offer.

- Three Bedroom Extended Mid Terraced
- Garden Fronted Patio Seating Area To Rear
- Freehold
- Recently Installed Fully Double Glazed Windows
- Woodburning Stove.
- No Chain
- Council Tax Band A
- Gas Central Heating With Boiler Installed Approx 2 years Ago
- Awaiting EPC



Well presented three bedroom mid terraced property, located in a very popular residential location, Close to local primary and secondary schools, local shops, amenities and easy access to road and rail links making commute easy to Manchester or Preston. The property comprises:- Entrance hall, lounge, kitchen dining room, to the first floor there are three bedroom two of which are double, and a family bathroom. To the outside there is a small garden to the front and enclosed rear yard with patio dining and seating area. The property benefits from double glazing, gas central heating and extended to the rear. Viewing is highly recommended to appreciate the space, location, and condition of this well presented home.

### Hallway

Stairs, uPVC double glazed entrance door to front,:

### Lounge 12'6" x 12'10" (3.80m x 3.90m)

UPVC double glazed window to front, fireplace with cast-iron solid fuel burner stove with glass door in chimney, double radiator,:

### Dining Room 15'9" x 6'8" (4.81m x 2.03m)

UPVC frosted double glazed window to rear, two windows to side, double radiator, open plan, uPVC double glazed entrance double door to side,

### Kitchen 9'5" x 9'1" (2.88m x 2.77m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and ceramic tiled round edged worktops, 1+1/2 bowl stainless steel sink unit with 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, box window to rear.

### Landing

Door to:

### Bedroom 1 10'7" x 10'3" (3.22m x 3.13m)

UPVC double glazed window to front, with Victorian and cast-iron fireplace, built-in, range of wardrobes. double radiator,

### Bedroom 2 9'7" x 10'2" (2.91m x 3.11m)

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

### Bedroom 3 8'0" x 5'7" (2.44m x 1.70m)

UPVC double glazed window to front, double radiator.



### **Bathroom**

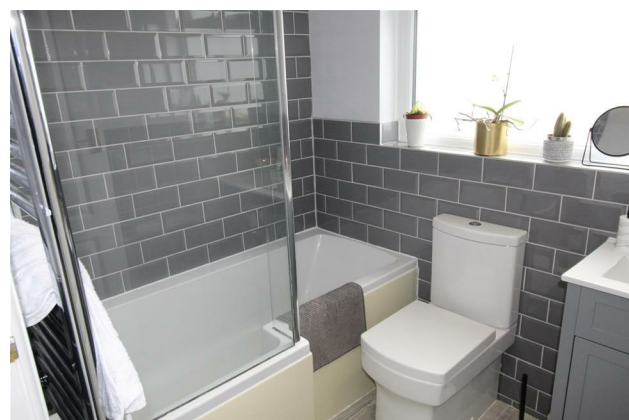
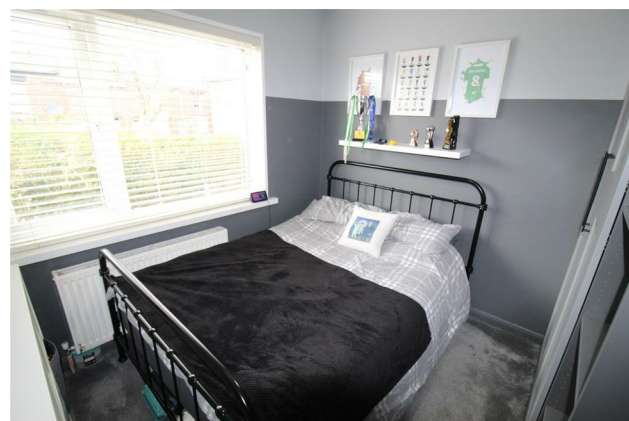
Three piece suite with comprising, deep panelled bath, vanity wash hand basin with cupboard under and low-level, tiled splashbacks, uPVC opaque double glazed window to rear, heated towel rail.

### **Outside Front**

Private enclosed small garden area.

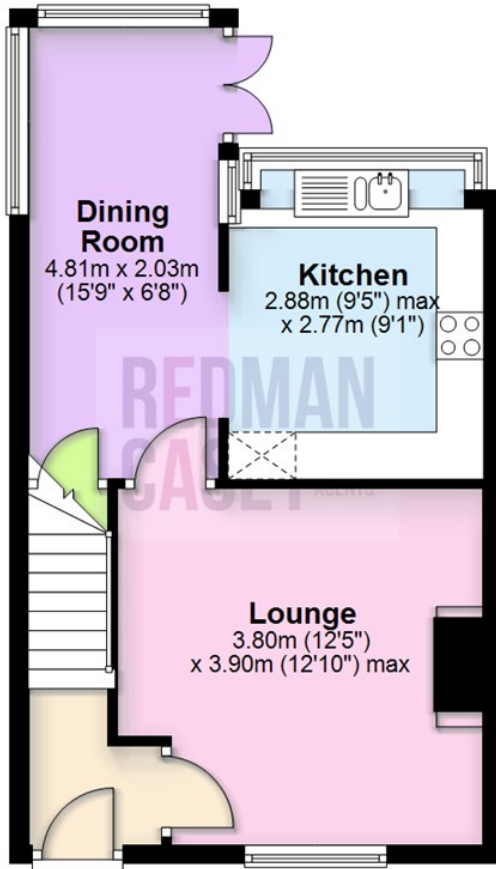
### **Outside Rear**

Enclosed rear yard with patio seating and dining area.



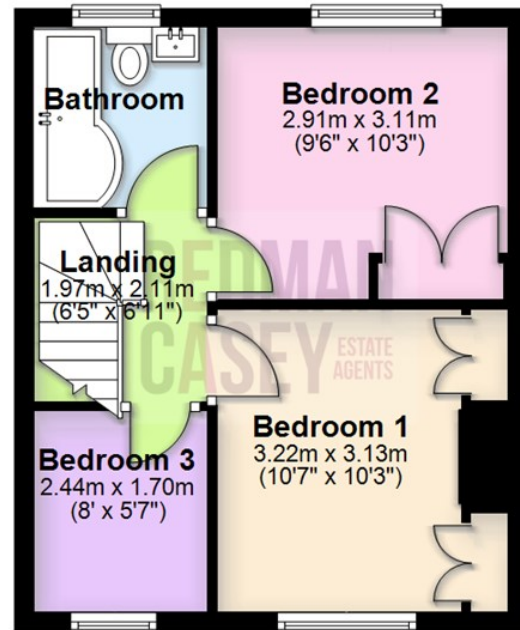
## Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



## First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 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 |           |

