

59 Mason Street, Horwich, Bolton, BL6 5QP



Offers Around £155,000

Three bedroom mid terraced property. Situated in a popular residential location, close to local shops, primary and secondary schools, good transport links and all local amenities. Gas central heating double glazing and open plan to ground floor air condition unit/warm air vent. This spacious three bed property is advised to view to appreciate size and location.

- Three Bedroom
- Central Heating
- Open Plan Downstairs
- Council Tax A
- Mid Terraced
- Double Glazing
- EPC Rating Awaiting
- Air Condition Unit In Kitchen Diner.



Three bedroom mid terraced property located in a very popular residential area of Horwich. Situated close to primary and secondary schools, local shops, local amenities and road and rail links. The property comprises:- Inner porch, lounge, kitchen diner, To the first floor there are three bedrooms all double and a family bathroom. To the outside the property is garden fronted and to the rear there is a private enclosed rear yard. Benefiting from gas central heating and double glazing air condition unit plus warm air vent in kitchen diner. Viewing of this spacious property is advised to appreciate.

Inner Porch

:

Lounge 12'9" x 14'7" (3.88m x 4.44m)

UPVC double glazed window to front, coal effect gas open fire set in feature surround, double radiator, open plan,

Kitchen/Diner 11'10" x 14'7" (3.60m x 4.44m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer, dishwasher, automatic washing machine and tumble dryer, fitted built-in eye level electric fan assisted double oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to rear, air conditioning plus warm air vent, stairs, uPVC double glazed entrance double door to rear.

Bedroom 1 11'10" x 9'3" (3.60m x 2.83m)

UPVC double glazed window to rear, radiator.

Bedroom 2 12'9" x 7'5" (3.88m x 2.26m)

UPVC double glazed window to front, radiator.

Bedroom 3 9'9" x 6'9" (2.98m x 2.07m)

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

Bathroom

Four piece suite comprising corner bath with independent separate shower and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear, heated towel rail.

Landing

Door to:

Outside Front

Small garden fronted.

Outside Rear

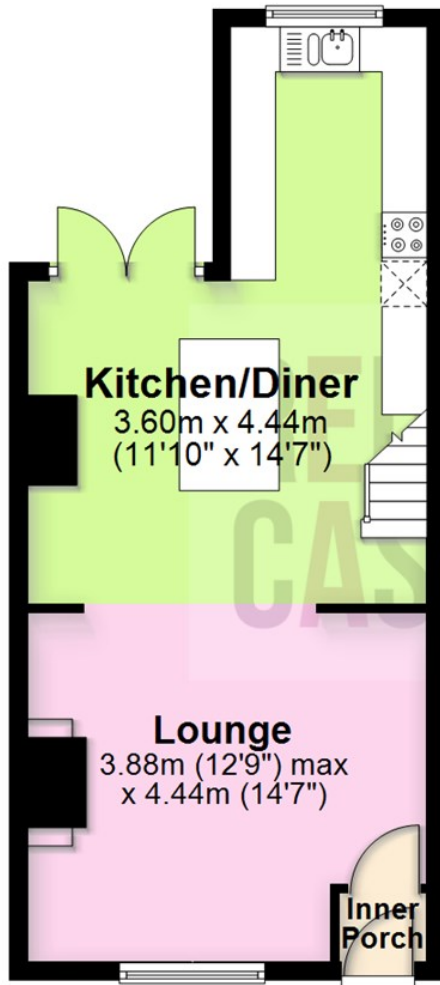
Enclosed Rear Yard.





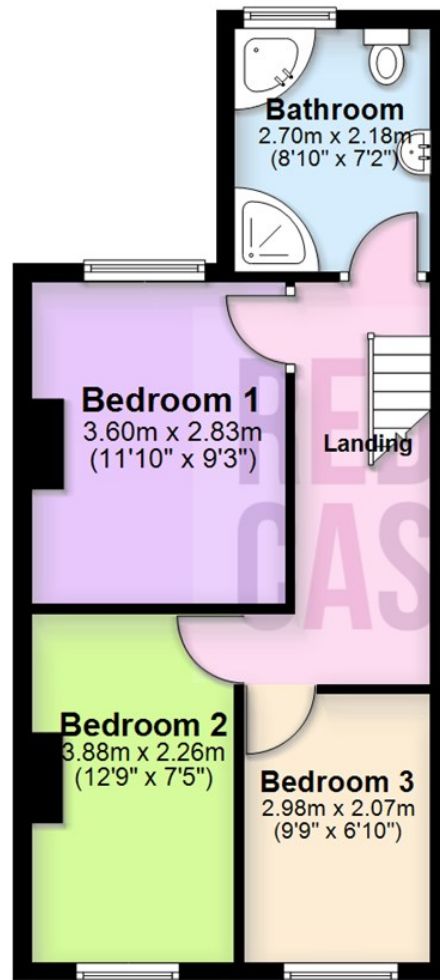
Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)




Total area: approx. 79.4 sq. metres (855.0 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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 