

25 Watts Street, Horwich, Bolton, Lancashire, BL6 5NT



£89,995

Ideal buy to let or first time buy purchase for this well presented end terraced home with no chain with lounge, kitchen diner 2 double bedrooms, 3 piece bathroom suite, gas centrally heated, doubler glazed windows, pleasant rear patio, recently refurbished, viewing essential.

- 2 Double Bedrooms
- Good First Time Buy Or Buy To Let Opportunity
- Gas Central Heating
- No Chain
- Modern Kitchen & Bathroom



Positioned on Watts street Horwich this superb end terraced home offered in good order throughout with no onward chain recently refurbished by the current owners briefly comprising lounge, kitchen diner, landing providing access to two double bedrooms and a three piece bathroom suite. Further features include gas central heating and double glazed windows with low maintenance flagged patio to the rear. the property is an ideal first time buy or buy to let opportunity and is located close to both the village centre of Horwich and Middlebrook retail park bustling with traditional and local businesses and modern retail. The motorway, train stations and bus routes are to hand with easy access and early viewing is highly recommended to fully appreciate



Lounge 12'6" x 12'5" (3.82m x 3.78m)

Access to lounge with power points, wall mounted radiator, cupboard housing meter, double glazed window to front elevation, door to kitchen diner.

Kitchen/Diner 11'4" x 12'5" (3.45m x 3.78m)

Kitchen fitted with a range of wall and base units with contrasting work surfaces and splash back tiling, power points, inset single drainer sink with mixer tap, space for cooker, space for fridge, plumbed for washing facilities, double glazed window to rear, stairs rise to upper level, door to rear.



Landing

Stairs rise to first floor landing, doors lead to further accommodation.

Bedroom 1 9'7" x 12'1" (2.92m x 3.68m)

Good sized double room with power points, wall mounted radiator, double glazed window to front aspect, space for free standing or built in wardrobes.

Bedroom 2 8'3" x 12'2" (2.51m x 3.71m)

Accessed off the landing to bedroom two another double room with double glazed window, power points, wall mounted radiator space for wardrobes.



Bathroom

Modern white suite with panelled bath, low level W.C. pedestal mounted vanity wash basin, tiled elevations, double glazed frosted window, wall mounted radiator.

Outside

To the front a flagged area with traditional wall to border

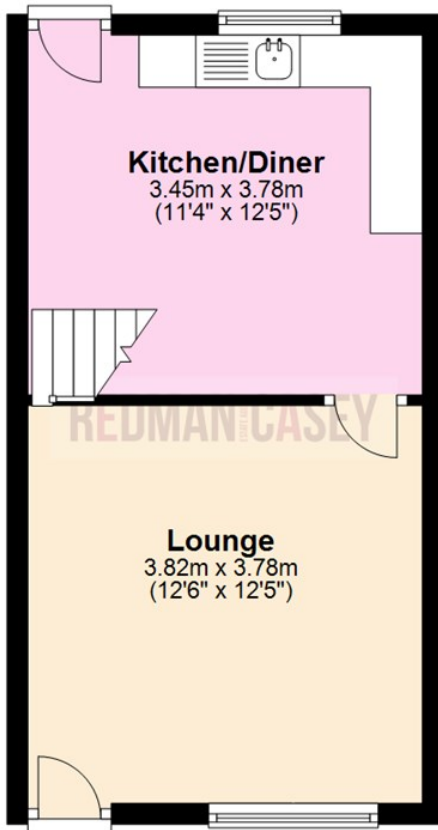
To the rear a stone flagged patio with traditional borders





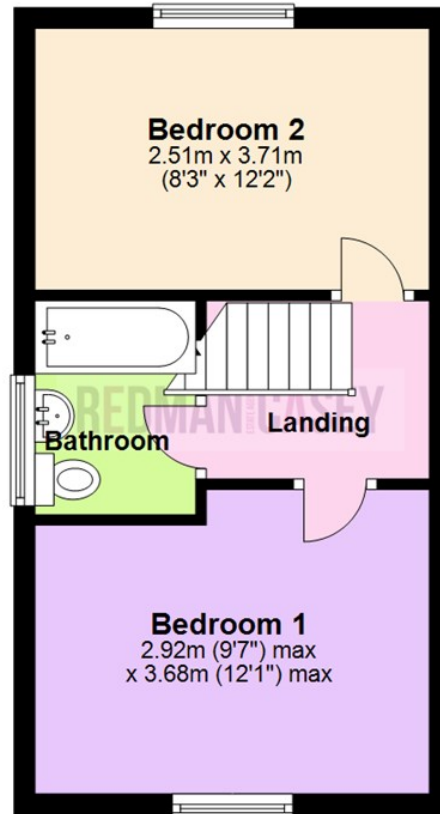
Ground Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Total area: approx. 55.7 sq. metres (599.0 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 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	

