

54 George Street, Horwich, Bolton, Lancashire, BL6 6BH



## Offers In The Region Of £120,000

Three bedroom terraced property in need of updating but offering excellent accommodation with two spacious reception rooms and three bedrooms, fitted kitchen and bathroom. Ideally located for access to local amenities, shops and schools, the property does benefit from gas central heating and partial upvc double glazing. Sold with no chain and vacant possession early viewing is recommended.

- 3 Bedrooms
- In Need of Updating
- No Chain
- 2 Receptions Rooms
- Conservation Area
- EPC Rating TBC





Attention investors and first time buyers this property is ideally located for access to local amenities this three bedroom mid terraced property offers excellent accommodation which comprises :- Porch, lounge, dining room, fitted kitchen with built in appliances. To the first floor there are three bedrooms and bathroom fitted with a three piece coloured suite. The property is in need of internal renovation and updating but does benefit from gas central heating, partial upvc double glazing and is sold with no chain and vacant possession

### **Porch**

UPVC double glazed entrance door, door to:

### **Lounge 12'0" x 13'6" (3.67m x 4.11m)**

UPVC double glazed window to front, coal effect gas fire set in tiled surround, double radiator, original coving to ceiling, door to:

### **Sitting Room 15'7" x 13'6" (4.75m x 4.11m)**

UPVC double glazed window to rear, fitted gas fire with tiled surround, built-in under-stairs storage cupboard, stairs to first floor landing, door to:

### **Kitchen 11'4" x 7'10" (3.45m x 2.38m)**

Fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, door to rear.

### **Landing**

Sliding door, door to:

### **Bedroom 1 12'1" x 13'6" (3.68m x 4.11m)**

UPVC double glazed window to front, coal effect gas fire, double radiator.

### **Bedroom 2 13'1" x 10'6" (3.98m x 3.21m)**

Window to rear, double radiator, door to built-in over-stairs storage cupboard.

### **Bathroom**

Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin with tiled splashbacks and low-level WC, frosted window to side.

### **Bedroom 3 7'11" x 7'11" (2.41m x 2.41m)**

Frosted window to side, window to rear.

### **Outside**

Front garden, enclosed by stone wall and fencing with



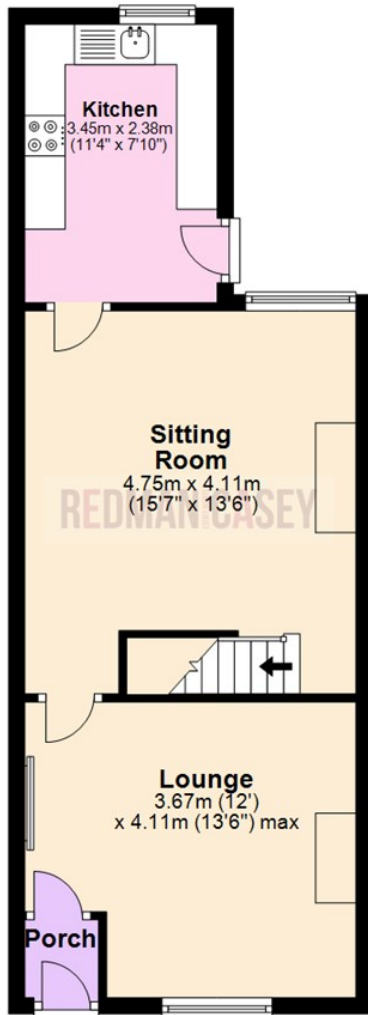


grassed area and flower and shrub borders.  
Rear, enclosed by brick wall to rear and sides, 2 brick-built  
storage sheds, rear gated access, paved hard standing.



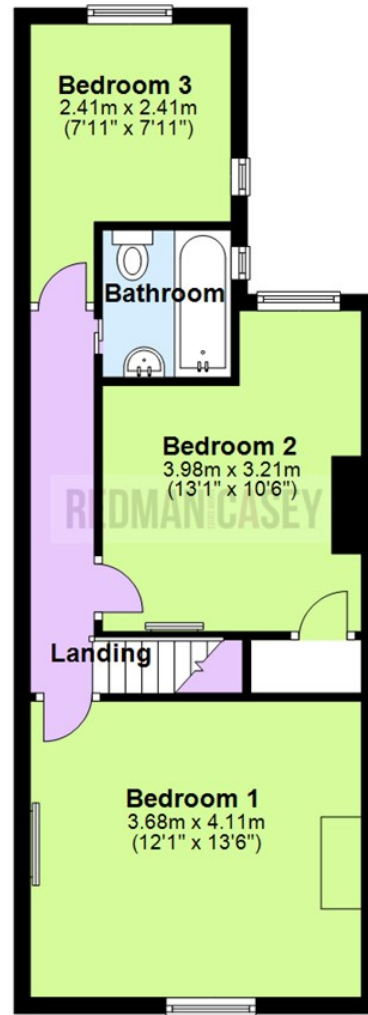
## Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 86.9 sq. metres (935.2 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 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		
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