

3 George Street, Horwich, Bolton, Greater Manchester, BL6 6BP

Price £129,995

- 2 Bedrooms
- Fitted Kitchen/Diner
- Modern Bathroom
- Graden to Rear
- Viewing Advised
- Double Glazing
- Garden to Rear
- Conservation Location
- Lounge with Bay



Fitted Kitchen/Diner 13'3" x 15'11" (4.04 x 4.85)

Fitted with a matching range of base and eye level units with beech worktop space over, 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, built-in, extractor hood, hardwood double glazed window to front, double radiator, quarry tiled flooring, Feature exposed stone wall, stairs to first floor landing, door to:

Lounge 13'3" x 12'0" (4.04 x 3.66)

Hardwood double glazed window to rear, hardwood double glazed window to side, feature stone fireplace with tiled hearth, cast- iron stove with glass door in chimney. Exposed stone chimney breast. double radiator, laminate flooring, three wall light points, hardwood double glazed door to garden.

Landing

Bedroom 1 13'3" x 12'0" (4.04 x 3.66)

Hardwood double glazed window to rear, Built in wardrobe with hanging and shelving. double radiator.

Bedroom 2 8'7" x 10'3" (2.62 x 3.12)

Hardwood double glazed window to front, exposed wooden flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Bathroom

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, hardwood frosted double glazed to front, radiator, door to:

Outside

Communal front, paved paths with flower and shrub borders beds. Enclosed by timber fencing to rear and sides, block paved sun patio with steps down to gravelled area and flower and shrub borders beds.

Kitchen/Diner 13'2" x 15'11" (4.01 x 4.86)

Fitted with a matching range of cream base and eye level units with complementary beech worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, gas point for cooker with extractor hood over, hardwood sealed unit double glazed window to front, double radiator, quarry tiled flooring, stairs to first floor landing, door to:



Lounge 13'2" x 15'3" (4.01 x 4.65)

Hardwood sealed unit double glazed box window to rear with door into rear garden, feature fireplace with stone surround and tiled hearth, solid fuel burner stove with glass door in chimney, double radiator, laminate flooring, wall light(s).

Landing

Exposed flooring, door to:

Bedroom 2 8'8" x 10'4" (2.64 x 3.15)

Hardwood sealed unit double glazed window to front, built-in storage cupboard with wall mounted concealed gas combination boiler serving heating system and domestic hot water, radiator, exposed wooden flooring, double door, door to:

Bathroom

Recently refitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to two walls, heated towel rail, wooden flooring.

Bedroom 1 13'2" x 12'1" (4.01 x 3.68)

Hardwood sealed unit double glazed window to rear, built-in triple wardrobe(s) with hanging rails and shelving, double radiator, exposed wooden flooring, double door, door.

Outside

Open plan communal front. South facing private rear garden, enclosed by timber fencing rear and sides, block paved sun patio with gravelled area and shrub borders.


Front

Open plan communal front.

Rear

South facing private rear garden, enclosed by timber fencing rear and sides, block paved sun patio with gravelled area and shrub borders.



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 (CO ₂) 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 