

13 Armstrong St, Horwich, Bolton, Greater Manchester, BL6 5PW



## Offers In The Region Of £115,000

2 bedroom mid terraced property will make an ideal first purchase or buy to let investment was previously let at £650 pcm. lounge and fitted dining kitchen 2 generous bedrooms and bathroom. Yard to rear sold with no chain and vacant possession, Viewing essential to appreciate all that is on offer.

- Two Double Bedrooms
- Dining Kitchen
- No Chain
- EPC Rating D
- Modern and Neutral Throughout
- Close to Transport Links
- Vacant Possession
- Council Tax Band A



Situated close to Horwich Town Centre, transport links and well regarded schools is this two bedroom mid terraced property that would be ideal for a couple or small family. The property is well presented throughout. It comprises of lounge, dining kitchen with breakfast bar. To the first floor there are two double bedrooms and three piece family bathroom. Outside there is a small paved area to the front and enclosed rear yard, The property benefits from gas central heating and double glazing.

**Lounge 13'3" x 13'1" (4.03m x 4.00m)**

UPVC double glazed window to front, fireplace, built-in storage cupboard with gas meter, double radiator, vinyl tiled flooring, uPVC double glazed entrance door, open plan to:



**Kitchen/Diner 11'3" x 13'1" (3.42m x 4.00m)**

Fitted with a matching range of modern white base and eye level units with drawers and contrasting round edged worktops, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl tiled flooring, stairs to first floor landing, part glazed door to rear.



**Landing**

Door to:

**Bedroom 1 8'6" x 13'4" (2.58m x 4.06m)**

UPVC double glazed window to front, radiator.

**Bedroom 2 8'4" x 13'1" (2.55m x 4.00m)**

UPVC double glazed window to rear, radiator, door to built-in under-stairs storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water.



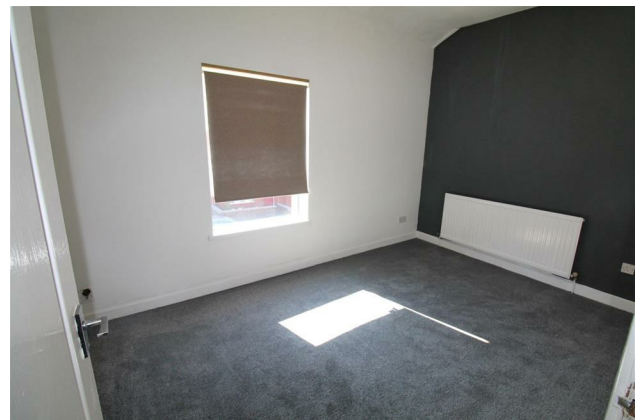
**Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with tiled splashback and low-level WC, half height ceramic tiling to two walls, extractor fan, radiator, ceramic tiled flooring.

**Outside**

Front, paved pathway leading to front entrance door, enclosed by dwarf brick wall to front and sides, paved hard standing.

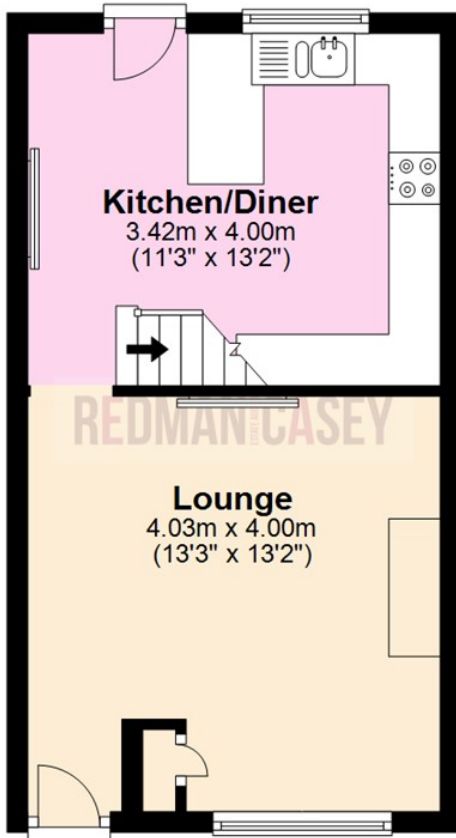
Rear, enclosed by brick wall and timber fencing to rear and sides, rear gated access, paved hard standing.





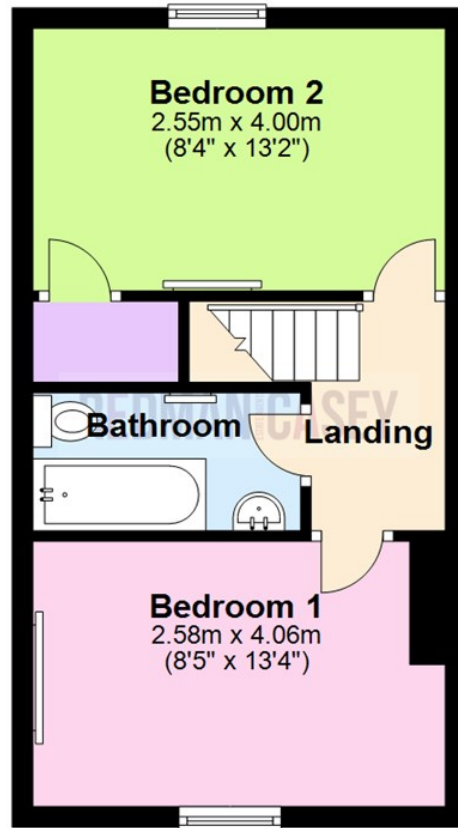
### Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



**Total area: approx. 60.6 sq. metres (652.6 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 2002/91/EC	

