

54 George Street, Horwich, Bolton, BL6 6BH



Offers Around £180,000

Three bedroom terraced house situated in a conservation area, close to local primary and secondary schools, local shops and all local amenities. This spacious home recently modernised to a high standard, benefits from gas central heating, double glazing, front garden. sold with vacant possession and no onward chain viewing is highly recommended to appreciate the condition location and all that is on offer.

- Three Bedroom
- Garden Fronted
- Gas Central Heating
- Sold With No Onward Chain
- EPC Rating D
- Mid Terraced
- Recently Modernised
- Double Glazed
- Vacent Possesion
- Council Tax Band B



Recently modernised three bedroom garden fronted mid terraced property. Situated in a conservation area close to local secondary and primary schools, local shops with easy access to major road and rail links for easy commute to Manchester or Preston. The property comprises:- Lounge, large dining kitchen, to the upstairs there are three bedrooms and a family bathroom. To the outside there is a garden to the front and a rear back yard with brick storage sheds. Fully double glazed and gas central heating recently fully modernised and sold with vacant possession and no onward chain. Viewing highly recommended to appreciate all that the property has to offer.



Entrance Vestibule

Open plan to:

Lounge 12'2" x 13'4" (3.72m x 4.07m)

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

Dining Room 15'6" x 13'4" (4.72m x 4.07m)

Double radiator, stairs, uPVC double glazed entrance double door to rear, open plan to:

Kitchen 11'10" x 7'9" (3.60m x 2.35m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer and automatic washing machine, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to rear.



Bedroom 1 11'10" x 13'4" (3.60m x 4.07m)

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

Bedroom 2 12'4" x 10'5" (3.75m x 3.17m)

UPVC double glazed window to rear, double radiator, door to Storage cupboard, door to:

Bedroom 3 11'4" x 7'9" (3.45m x 2.37m)

UPVC double glazed window to rear, uPVC double glazed window to side.



Bathroom

Three piece suite comprising deep panelled bath, vanity wash hand basin with cupboard under, mixer tap and ceramic and full height tiling to all walls and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

Landing

Radiator:

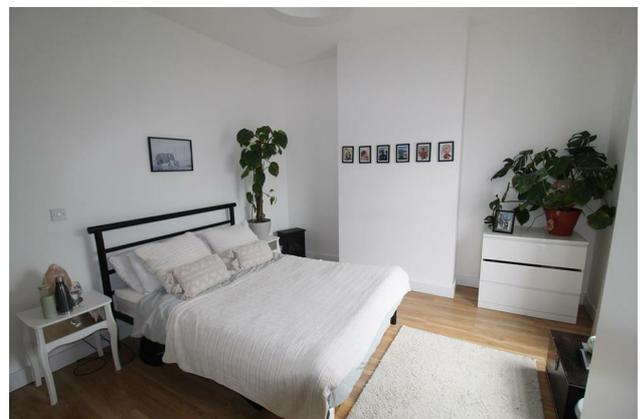


Outside Rear

Enclosed Rear Yard with brick built storage sheds.

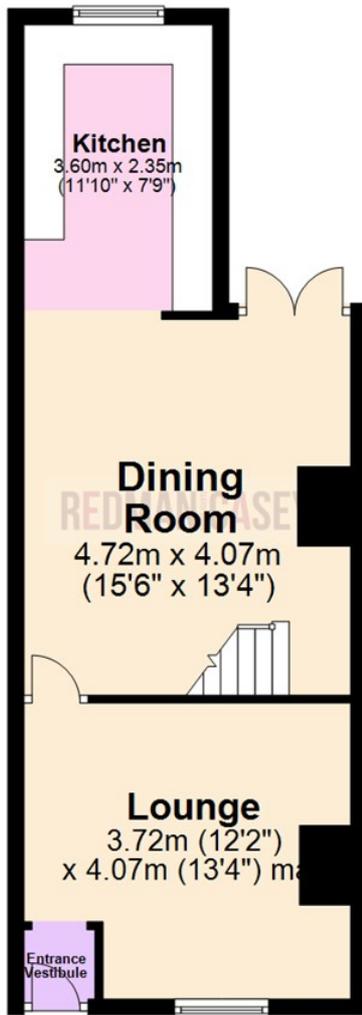
Outside Front

garden laid to lawn and mature flower beds.



Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 86.3 sq. metres (928.7 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		
	67	85
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	

