

53 Tomlinson Street, Horwich, Bolton, BL6 5QR



Offers In The Region Of £150,000

Fully refurbished mid terraced property making an ideal first purchase or buy to let investment. The property offers spacious accommodation that has been fitted and decorated to a high standard throughout. Spacious living room, superb fitted kitchen, master bedroom and large family bathroom, generous loft room. Enclosed garden to rear, sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- Comprehensively Renovated
- Superb Fitted Kitchen Diner
- Master Bed with Walk in Wardrobe
- EPC Rating TBC
- Spacious Living Accommodation
- Luxury Bathroom
- Generous Loft Room
- Council Tax Band A



Ideally located for access to Horwich town centre, with its many shops and amenities along with local schools and transport networks fro road and rail. We are delighted to offer for sale this comprehensively renovated mid town house situated on a pedestrianised walkway. The house has been fitted out and decorated to a high standard throughout and only with internal inspection can this property be truly appreciated. Comprising spacious lounge, fitted dining kitchen with built in appliances, to the first floor there a a large master bedroom with walk in wardrobe and spacious bathroom fitted with a three piece white suite, to the second floor there is a generous loft room. Outside there is a garden area to the front over the pathway and an enclosed courtyard to the rear, The property is sold with no chain and vacant possession.

Lounge 11'10" x 12'9" (3.60m x 3.88m)

UPVC double glazed window to front, radiator, laminate flooring, double glazed entrance door, door to:

Hall

Stairs, door to:

Kitchen 13'0" x 12'9" (3.96m x 3.88m)

Fitted with a matching range of modern blue base and eye level units with contrasting worktops, walk-in pantry cupboard, 1+1/2 bowl composite sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to rear, laminate flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to rear.

Landing

UPVC double glazed window to rear, double radiator, stairs to second floor landing, door to:

Bedroom 1 12'2" x 12'11" (3.71m x 3.94m)

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

Cupboard

Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, double radiator, full height panelling to three walls.

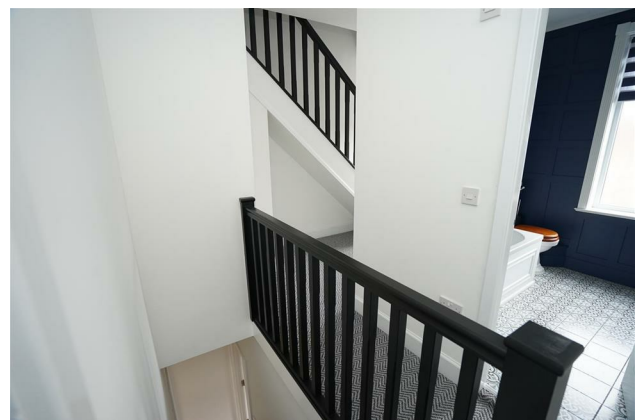
Landing

Door to:

Loft Room 16'1" x 12'9" (4.89m x 3.88m)

Double glazed velux skylight to rear, radiator, sloping ceiling.

Outside



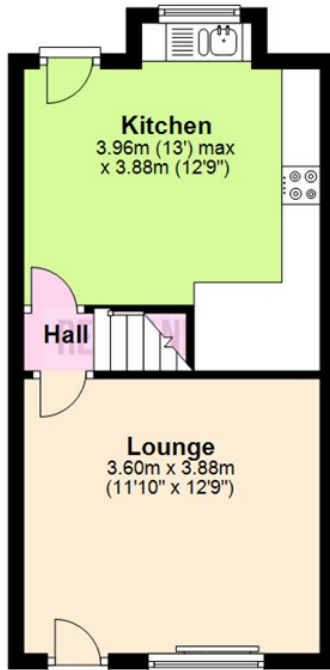
Front garden, enclosed by timber fencing to rear and sides with mature flower and shrub beds.

Rear, paved courtyard, enclosed by brick wall to rear and sides, rear gated access.



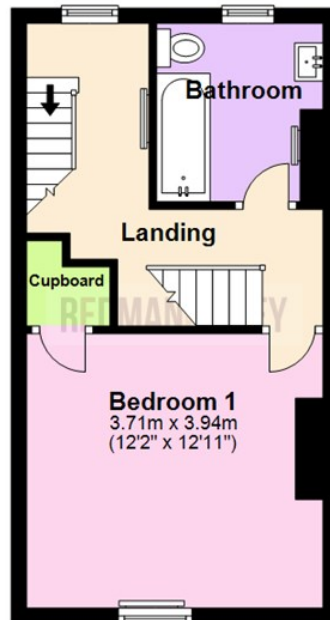
Ground Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



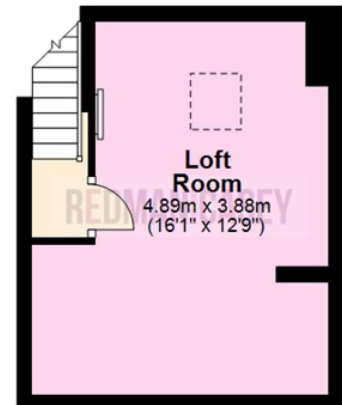
First Floor

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



Second Floor


Approx. 18.0 sq. metres (193.9 sq. feet)




Total area: approx. 79.0 sq. metres (850.7 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 | | |
| 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  | |

