

27 Mottram Street, Horwich, Bolton, Lancashire, BL6 7TU



£125,000

Well presented three bedroom mid town house property ideally located for access to local amenities, shops and schools. The property would make an excellent first purchase or be of interest to the buy to let landlords looking for something that is ready to rent offering 3 bedrooms , spacious lounge and dining kitchen modern bathroom easily maintained rear and front gardens with detached garage to the rear .
Sold with no chain and vacant possession.

- Three Bedrooms
- Excellent Accommodation
- Spacious Lounge
- Garage To Rear
- No Chain
- EPC Rating C



Ideally located for access to all local amenities this three bedroom mid town house offers excellent accommodation for a variety of clients from someone looking to get their foot on the ladder to an investor looking for a ready to let property. The house comprises :- Porch, lounge, dining kitchen. To the first floor there are three bedrooms and a bathroom fitted with a three piece white suite. Outside there is a gravelled garden to the front and an enclosed paved courtyard garden to the rear with access to a detached single garage. The property benefits from gas central heating and double glazing and is being sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Porch

Laminate flooring, part glazed entrance door, door to:

Lounge 16'2" x 14'6" (4.93m x 4.41m)

UPVC double glazed window to front, fitted gas fire set in brick built surround, built-in under-stairs storage cupboard, double radiator, laminate flooring, door to:

Kitchen/Diner 8'5" x 14'6" (2.57m x 4.41m)

Fitted with a matching range of base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, vinyl flooring, carpeted stairs to first floor landing, uPVC double glazed patio door to garden, door.

Landing

Door to:

Bedroom 1 13'0" x 8'7" (3.96m x 2.61m)

UPVC double glazed window to front, radiator.

Bedroom 2 8'5" x 7'7" (2.57m x 2.32m)

UPVC double glazed window to rear, radiator, door to built-in over-stairs storage cupboard.

Bedroom 3 10'0" x 5'7" (3.05m x 1.70m)

UPVC double glazed window to front, radiator.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to two walls, radiator, vinyl flooring.

Outside

Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, paved pathway leading to front



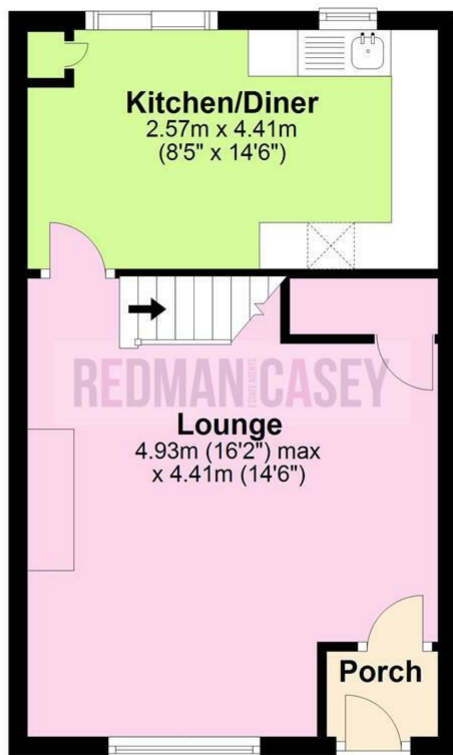
entrance door with gravelled area.

Rear garden, paved hard standing and courtyard, enclosed by timber fencing to rear and sides detached concrete sectional garage with rear access door and up and over door to front.



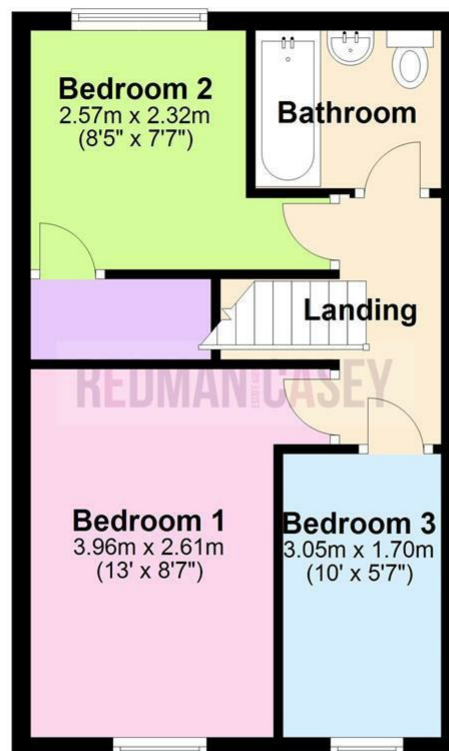
Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.2 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) A		90
(81-91) B		
(69-80) C	73	
(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		90
(81-91) B		
(69-80) C	73	
(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	

