



24 George Street, Horwich, Bolton, Greater Manchester, BL6 6BH

Price £135,000

- 4 Bedrooms Over four Floors
- Fitted Utility Room
- Basement Conversion
- Double Glazing
- Fitted Dining Kitchen
- No Chain Vacant Possession



Fitted Kitchen/Diner 12'4" x 11'0" (3.76 x 3.35)

Fitted with a matching range of antique pine base and eye level units with contrasting worktop space over, wine rack, plate rack, leaded glazed display units, china butler style sink unit, PVCu double glazed window to front, radiator, ceramic tiled flooring, stairs.

Lounge 12'4" x 13'9" (3.76 x 4.19)

PVCu double glazed window to rear, fireplace with flagged hearth, cast-iron stove with glass door in chimney, radiator, exposed wooden flooring, stairs lower ground floor and first floor. door to:

Hallway

Door to:

Utility Room 5'7" x 7'5" (1.7 x 2.26)

Fitted with a matching range of base cupboards with contrasting worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, PVCu double glazed window to rear.

Basement Lounge 10'11" x 16'8" (3.33 x 5.08)

Radiator, open plan to:

Basement Bedroom 10'11" x 9'11" (3.33 x 3.02)

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

Basement Shower Room

Fitted with three piece suite comprising tiled shower cubicle with fitted electric shower, wall mounted wash hand basin with tiled splashback and WC with hidden cistern, ceramic tiled flooring.

Landing

Stairs to second floor door to:

Bedroom 1 12'4" x 11'0" (3.76 x 3.35)

PVCu double glazed window to front, fireplace, Storage cupboard, radiator.

Bedroom 2 9'5" x 13'9" (2.87 x 4.19)

PVCu double glazed window to rear, exposed wooden flooring, dado rail, half height panelling, door to Storage cupboard.

Bathroom

Four piece white suite comprising corner panelled bath, pedestal wash hand basin, tiled shower cubicle with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, PVCu frosted double glazed window to rear, ceramic tiled flooring, door to:



Bedroom 3 12'2" x 17'0" (3.72 x 5.17)

Double glazed velux window to front, double glazed velux window to rear.

Outside

Enclosed front garden with large paved sun patio, enclosed by stone wall and timber fencing to front and sides. Enclosed by brick wall to rear and sides, large paved patio.



