

8 Hawkshaw Street, Horwich, Bolton, BL6 5NE



Offers In The Region Of £120,000

Two bedroom mid terraced property ideal first purchase or buy to let investment. Spacious lounge, fitted kitchen diner, two bedroom and well fitted shower room. Sold with no chain and vacant possession, viewing is advised to appreciate size and location.

- 2 Bedroom Mid Terrace
- Lounge and Dining Kitchen
- Ideal First Purchase Or Buy To Let Investment
- EPC Rating C
- No Chain and Vacant Possession
- Superb Shower Room
- Viewing Essential
- Council Tax Band A



Situated on the outskirts of Horwich town centre this two bedroom mid terraced property offers a fantastic opportunity for first time buyers or investment buyer for a buy to let property. The house comprises vestibule, lounge, dining kitchen, to the first floor there are two bedrooms and superb shower room with walk in double shower. Outside there is a small frontage and to the rear there is an enclosed courtyard. The property is ideally located for access to local amenities shops and transport links and is sold with no onward chain and vacant possession, viewing is highly recommended to appreciate all that is on offer.

Vestibule

Double glazed entrance door, door to:

Lounge 12'9" x 12'6" (3.88m x 3.80m)

UPVC double glazed bay window to front, log effect gas fire set in chimney breast, radiator, Luxury vinyl tiled flooring, door to:

Kitchen/Dining Room 11'7" x 12'6" (3.53m x 3.80m)

Fitted with a matching range of beech effect base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, Luxury vinyl tiled flooring, wall mounted gas combination serving heating system and domestic hot water serving domestic hot water, stairs to first floor landing, door to rear.

Landing

Built-in double storage cupboard, laminate flooring, double door, door to:

Bedroom 1 9'8" x 12'6" (2.94m x 3.80m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, radiator.

Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with rainfall shower over and folding glass screen, wall mounted wash hand basin in vanity unit with cupboard under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted window to rear, tiled flooring, uPVC panelled ceiling with recessed spotlights.

Bedroom 2 8'10" x 6'11" (2.69m x 2.12m)

Window to rear, radiator.

Outside

Front, enclosed by dwarf brick wall to front and sides,

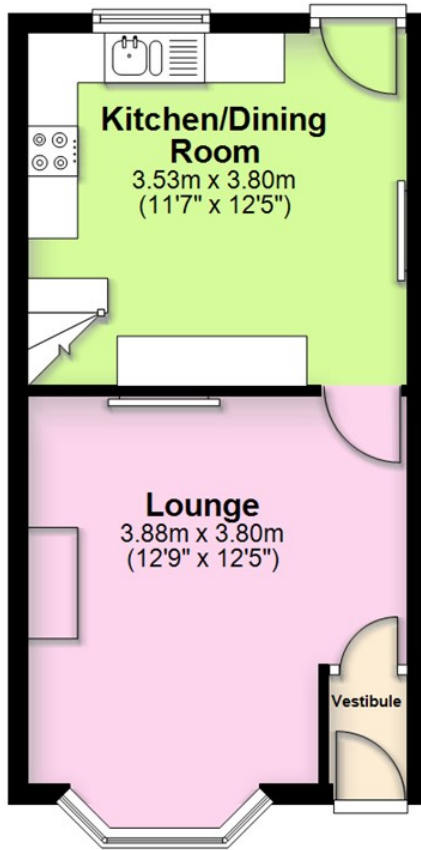


paved pathway leading to front entrance door.
Rear, enclosed by brick wall to rear and sides, brick-built storage shed, rear gated access, hard standing and courtyard.



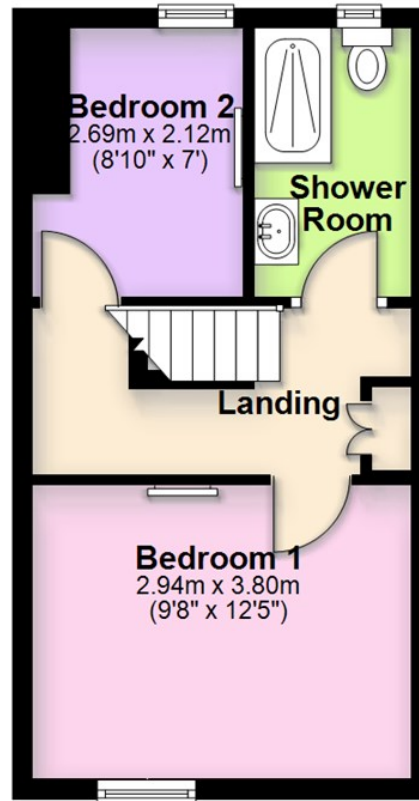
Ground Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 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		91
(81-91) B		
(69-80) C	69	
(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	

