

19 Watt Street, Horwich, Bolton, Lancashire, BL6 5NT



## Offers In The Region Of £90,000

Two double bedroom mid terraced property ideally located for access to local amenities shops and transport links. The property requires cosmetic updating internally but benefits from uPVC double glazing and is sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer, this will make a fantastic first purchase or buy to let investment.

- Two Double Bedrooms
- Generous Dining Kitchen
- Vacant Possession
- Spacious Lounge
- No Chain
- EPC Rating TBC



Ideally located this two double bedroom terraced property offers potential for internal refurbishment to create your perfect house. Comprising :- Lounge. dining kitchen, two double bedrooms and bathroom. Outside there is a small frontage and rear enclosed courtyard. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

### **Porch**

Part glazed entrance door, door to:

### **Lounge 12'10" x 12'4" (3.91m x 3.77m)**

UPVC double glazed window to front, wall mounted living flame effect gas fire, door to:



### **Kitchen 11'5" x 12'4" (3.49m x 3.77m)**

Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, built-in under-stairs storage cupboard, stairs to first floor landing, two doors.



### **Landing**

Door to:

### **Bedroom 1 8'6" x 12'4" (2.60m x 3.77m)**

UPVC double glazed window to rear, built-in storage cupboard, door to:

### **Bedroom 2 8'1" x 12'4" (2.46m x 3.77m)**

UPVC double glazed window to front, wall mounted gas convection heater.



### **Bathroom**

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC.

### **Outside**

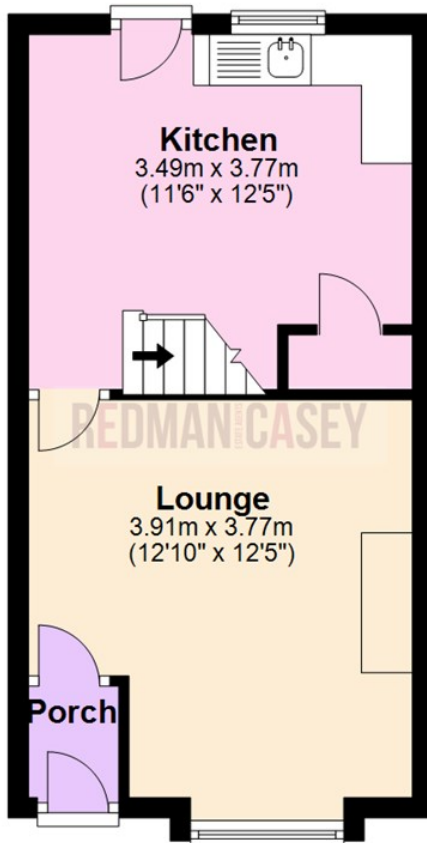
Frontage, enclosed by dwarf brick wall to front and sides, paved hard standing. Rear, enclosed by brick wall to rear and sides, paved sun patio, rear gated access.





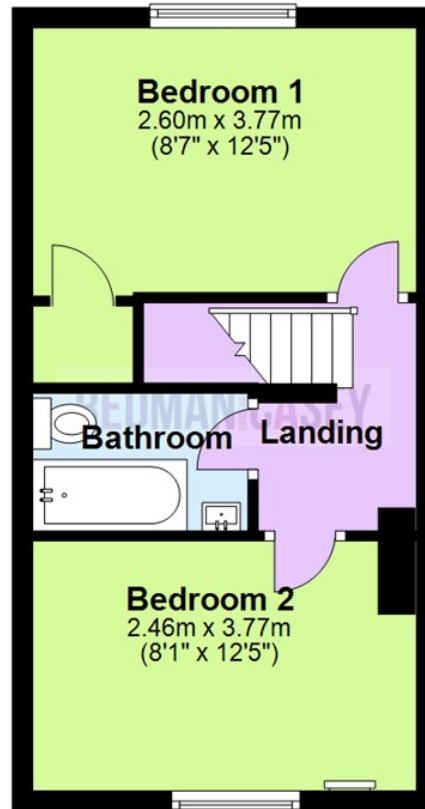
## Ground Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



## First Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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