

21 Dixon Street, Horwich, Bolton, BL6 7PH



Offers In The Region Of £125,000

Well presented extended two bedroom mid terraced property situated in a very popular residential location, close to local shops, schools, and all local amenities. This superb house benefits from two reception rooms kitchen extension and benefits from double glazing, gas central heating enclosed yard to rear. Viewing is highly recommended to appreciate the condition and location of this property. Ideal buy to let or first time buy the property has just had a brand new roof fitted December 2024

- Extended Mid Terrace
- Fitted Kitchen
- 3 Piece Bathroom
- New Roof Dec 2024
- Council Tax Band A
- 2 Reception Rooms
- 2 Bedroom
- Ideal First Purchase / Buy To Let
- EPC Rating C
- Viewing Highly Recommended



Ideally situated for all local amenities and shops in Horwich town centre this extended two bedroom mid terraced property will make a great first purchase or buy to let investment. The property has just had a brand new roof fitted in December 2024 and benefits from gas central heating and double glazing. Internally the property comprises: Vestibule, lounge, dining room, fitted kitchen. To the first floor there are two bedrooms and a bathroom fitted with a white three piece suite. There is a small enclosed courtyard to the rear. Viewing is highly recommended to appreciate all that is on offer.

Vestibule

UPVC double glazed entrance door, door to:

Lounge 12'3" x 13'0" (3.73m x 3.95m)

UPVC double glazed window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, double radiator, open plan to:

Dining Room 11'6" x 13'0" (3.50m x 3.95m)

Radiator, stairs to first floor landing, open plan to:

Kitchen 7'8" x 6'1" (2.33m x 1.85m)

Fitted with a matching range of light oak effect base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric point for cooker, uPVC double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed door to rear.

Landing

Door to:

Bedroom 1 12'0" x 13'0" (3.66m x 3.95m)

UPVC double glazed window to front, built-in double wardrobe(s), double radiator, double door, door to:

Bedroom 2 11'6" x 5'10" (3.50m x 1.77m)

UPVC double glazed window to rear, built-in boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, built-in double wardrobe(s), double door, door to:

Bathroom

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

Outside

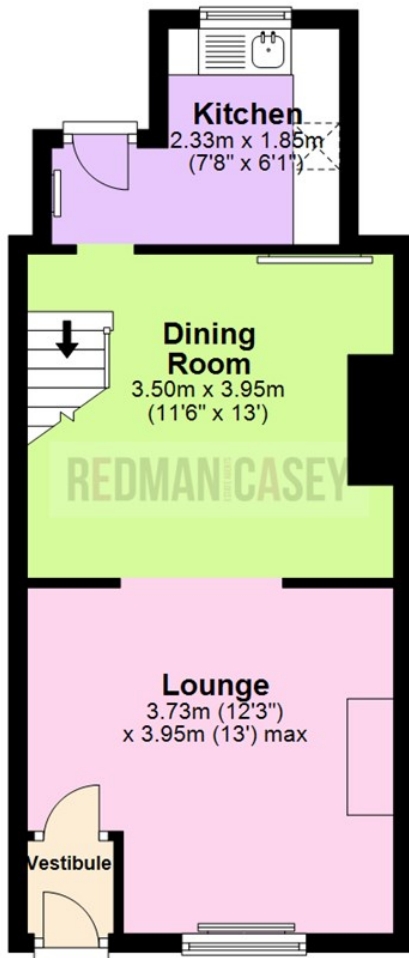
Rear, enclosed by brick wall to rear and sides, rear gated access with gravelled area.





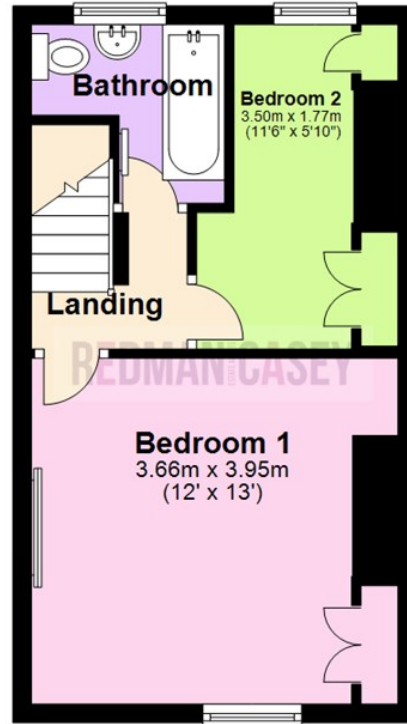
Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



Total area: approx. 63.6 sq. metres (684.9 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	

