



2 Lindsay Street, Horwich, Bolton, Greater Manchester, BL6 6EF

Price £114,995

- 3 Bedrooms
- PVCu Double Glazing
- Integral Garage
- Lounge open to Dining Area
- Fitted Kitchen/Breakfast Room
- Gardens Front Side and Rear



Porch

PVCu double glazed window to front, door to:

Lounge 16'3" x 12'6" (4.96 x 3.8)

PVCu double glazed window to front, double radiator, carpeted stairs to first floor landing, open plan to dining area.

Dining Area 16'2" x 7'11" (4.93 x 2.41)

Double radiator, double glazed patio door to garden, built-in under-stairs storage cupboard.

Built-in under-stairs storage cupboard.

Fitted Kitchen/Breakfast Room 9'11" x 13'3" (3.02 x 4.05)

Fitted with a matching range of base and eye level cupboards with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, PVCu double glazed window to rear, radiator, double glazed door to garden, door to:

Garage

Integral single brick built garage with two windows to side, Up and over door, wall mounted gas boiler.

Landing

Bedroom 1 10'5" x 10'8" (3.18 x 3.25)

Double glazed window to front, radiator.

Bedroom 2 8'10" x 8'10" (2.69 x 2.69)

Double glazed window to rear, radiator.:

Bedroom 3 5'7" x 7'11" (1.7 x 2.41)

PVCu double glazed window to front, radiator.

Bathroom

Fitted with three piece white suite comprising panelled jacuzzi bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, laminate flooring.

Outside

Frontage, gravel area, enclosed by timber fencing to front and sides, paved paths leading to front entrance door. Enclosed by timber fencing to rear and sides, crazy paved sun patio with lawned area and raised flower and shrub borders, paved paths, gated access, timber garden shed.





