

21 Stephenson Street, Horwich, Bolton, Lancashire, BL6 5NQ



Offers In The Region Of £120,000

Two bedroom extended mid terraced property located in a popular residential location. Close to schools, shops and all local amenities. This property benefits from double glazing, gas central heating and is sold with vacant possession and no onward chain. This modernised property is recommended for viewing to appreciate the condition and location of this property.

- Two Bedroom
- Gas Central Heating
- Vacant Possession
- Council Tax Band A
- Extended Mid Terraced
- Fully Double Glazed
- No Onward Chain
- EPC Rating D



Two bedroom extended mid terraced property located in a popular residential location. Close to schools, shops and all local amenities. This property benefits from double glazing, gas central heating and is sold with vacant possession and no onward chain. The property comprises;- Entrance porch, lounge, kitchen To the first floor there are two bedrooms and a family bathroom. To the outside there is a small enclosed yard to the rear. This modernised property is recommended for viewing to appreciate the condition and location of this property.

Lounge 16'6" x 12'4" (5.04m x 3.77m)

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



Dining Room 11'4" x 12'4" (3.46m x 3.77m)

UPVC double glazed window to rear, radiator, door to:



Kitchen 13'11" x 6'5" (4.25m x 1.95m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, uPVC double glazed entrance door to side.

Bedroom 1 13'1" x 12'4" (3.99m x 3.77m)

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

Bedroom 2 11'4" x 6'5" (3.46m x 1.95m)

UPVC double glazed window to rear, radiator, door.



Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and curtain rail and low-level WC, tiled surround, uPVC frosted double glazed window to rear, heated towel rail.

Landing

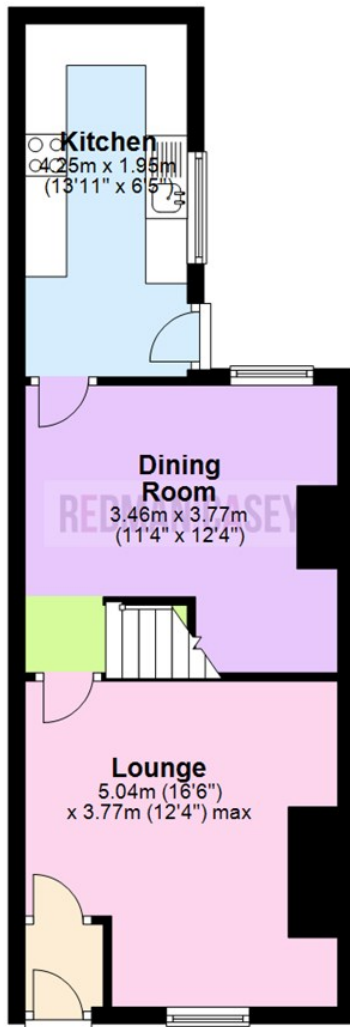
Door to:





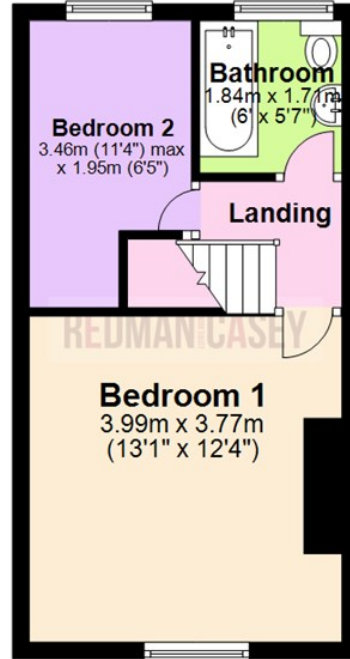
Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 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		86
(81-91) B		
(69-80) C		63
(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		83
(81-91) B		
(69-80) C		65
(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	

