

11 Hartley Street, Horwich, Bolton, BL6 5NG



## Offers Around £125,000

Two bedroom mid terraced property, located in a very popular residential location close to local shops, schools, local amenities and easy access to transport links. This property benefits from double glazing, gas central heating and has small garden space to front. Viewing recommended to appreciate the location and all that is on offer.

- Two Bedroom
- Double Glazed
- Popular Location
- Council Tax Band A
- Mid Terraced
- Gas Central Heating
- Awaiting EPC



Two bedroom mid terraced property situated in a very popular residential location close to local shops, schools and all local amenities with easy access to transport links. The property comprises:- Lounge, dining kitchen, to the first floor there are two bedrooms and a family bathroom. Outside there is a small enclosed front garden and a fully enclosed rear yard. The property benefits from gas central heating and is fully double glazed. Viewing is highly recommended to appreciate the location and all that is on offer.

### Inner Porch

UPVC entrance door to front, :

### Lounge 14'1" x 12'3" (4.28m x 3.74m)

UPVC double glazed window to front, coal effect gas open fire fireplace set in feature wooden surround, double radiator,:

### Kitchen/Diner 11'6" x 12'3" (3.51m x 3.74m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, gas oven, uPVC double glazed window to rear, stairs, uPVC double glazed entrance door to rear.

### Bedroom 1 12'10" x 12'3" (3.91m x 3.74m)

UPVC double glazed window to front, fitted with a range of wardrobes double single with hanging rail, shelving, overhead storage and drawers, radiator, :

### Bedroom 2 8'9" x 6'6" (2.67m x 1.98m)

UPVC double glazed window to rear, radiator.

### Bathroom

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

### Landing

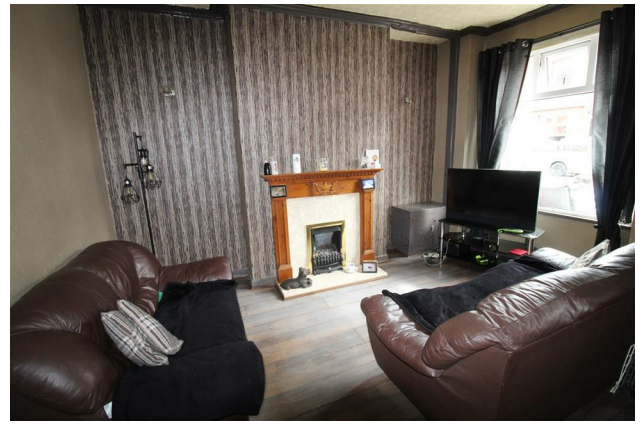
:

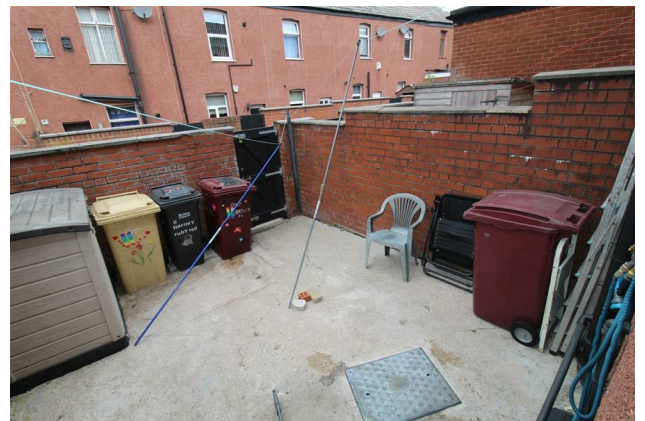
### Outside Front

Small garden fronted with seating area.

### Outside Rear

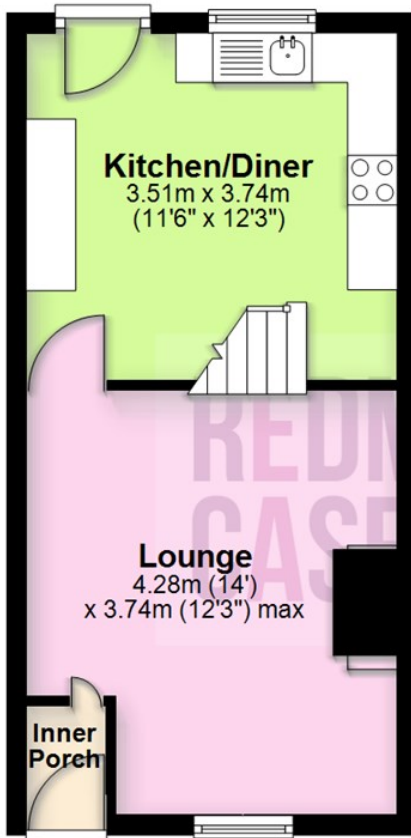
Enclosed rear yard with seating area.





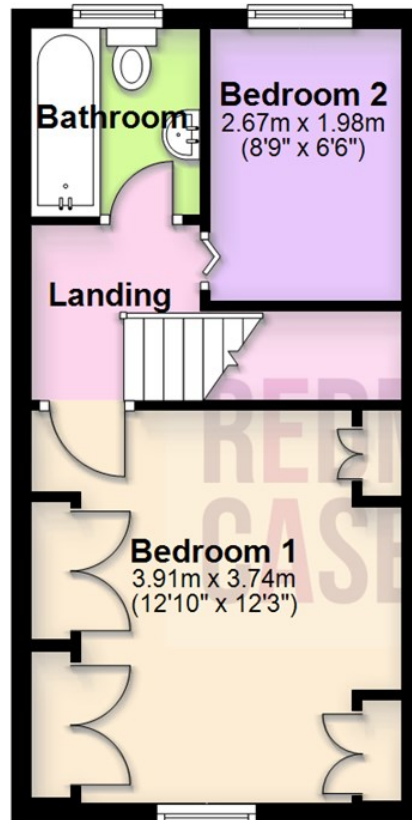
### Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



### First Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



**Total area: approx. 58.2 sq. metres (626.6 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

