

42 George Street, Horwich, Bolton, Lancashire, BL6 6BH



**£155,000**

A stunning recently fully refurbished spacious home in this conservation area with no onward chain in walk in condition with lounge, kitchen diner, utility, 3 beds, 3 piece bathroom, patio and gardens areas to the front & rear, no onward chain, gas centrally heated, double glazed throughout.

- No Chain
- Stunning Condition
- Three Bedrooms
- EPC Rating D
- Lounge & Kitchen Diner
- Conservation Area
- Refurbished Throughout



A stunning refurbished residence offered with no onward chain situated in this sought after quaint conservation area on George Street, Horwich. The property is within easy reach to local amenities, the village centre, shops, cafes, local pubs and cocktail bars. The property comprises lounge, multi-functional kitchen diner, useful and spacious utility, landing on the upper level providing three bedrooms and a three piece bathroom suite. Externally there are patio/garden areas to the front and rear. In addition this stunning residence is also set within proximity to local the local Parish Church, the ever popular Rivington Pike and Winter Hill, Middlebrook retail park, train stations at Horwich Parkway, Blackrod and Lostock, motorways and bus routes. This is an ideal purchase just move the furniture in and good to go!!!!

**Lounge 12'7" x 13'8" (3.83m x 4.16m)**

Access from front patio with feature fireplace, power points, wall mounted radiator, double glazed window, power points, door to kitchen diner.

**Kitchen/Diner 15'0" x 13'8" (4.56m x 4.16m)**

A contemporary styled kitchen with a range of wall and base units with contrasting work surfaces, inset single drainer sink with mixer tap, integrated oven & grill with hob over and extractor, double glazed window, power points, wall mounted radiator, stairs rise to upper levels, ample space for dining.

**Utility 11'5" x 7'8" (3.47m x 2.33m)**

Access from the kitchen diner to utility offering a range of units and storage, power points, plumbed for washing facilities, double glazed window, door to rear.

**Landing**

Stairs rise to upper level, doors lead to further accommodation.

**Bedroom 1 12'8" x 13'8" (3.87m x 4.16m)**

Good sized double room with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window.

**Bedroom 2 11'5" x 7'8" (3.47m x 2.33m)**

Access off the landing with double glazed window, wall mounted radiator, power points.

**Bedroom 3 9'11" x 8'11" (3.01m x 2.71m)**

Good sized double room with double glazed window, power points, wall mounted radiator.



### **Bathroom**

Modern and contemporary suite with panelled bath with shower over and screen, low level W.C., pedestal mounted vanity wash basin, partial tiled elevations, wall mounted radiator.

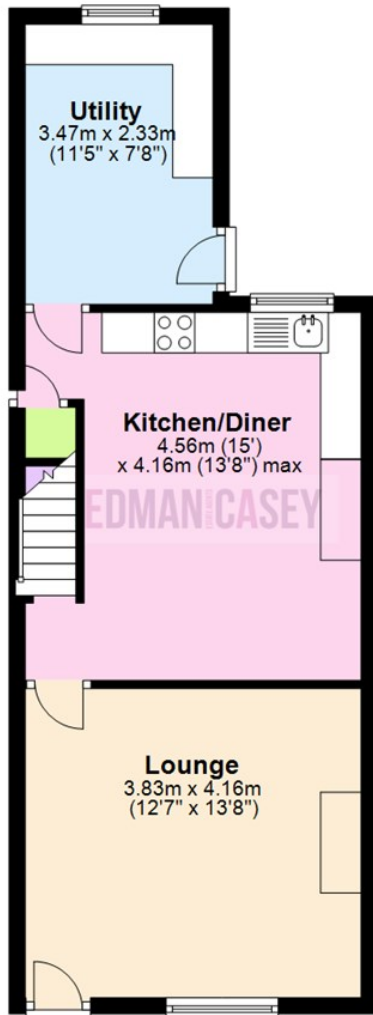
### **Outside**

Patio/garden area to front with traditional border and patio area to rear with gravelled areas with traditional borders.



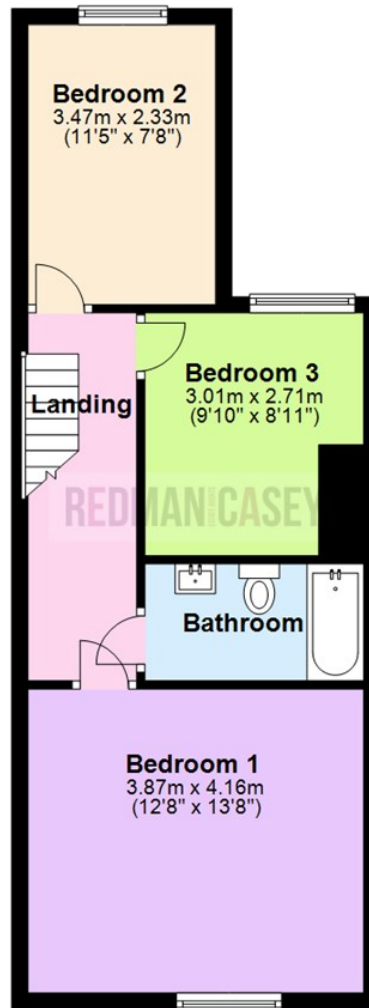
### Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 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>	66	77
(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>	60	74
(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	

