

**73 Mason Street, Horwich, Bolton, BL6 5QP**



## **Offers In The Region Of £135,000**

Well presented two double bedroom mid terraced property offered for sale with no onward chain and vacant possession. The property would suit a buy to let investor or first time buyer and benefits from gas central heating and double glazing, internally there is a spacious lounge dining area open plan to a fitted kitchen, to the first floor there are two generous bedrooms and bathroom fitted with a modern three piece suite. Outside there is a small front garden area and enclosed rear courtyard. Viewing is essential to appreciate all that is on offer.



Ideally located for access to local amenities, shops, schools and Horwich town centre, make this a property not to be missed. Offering excellent accommodation the property comprises: Vestibule, lounge, dining area open plan to fitted kitchen. To the first floor there are two generous bedrooms and bathroom fitted with a modern three piece suite. Outside there is a small front garden and to the rear an enclosed courtyard. The property benefits from gas central heating and double glazing throughout and is to be sold with no onwards chain and vacant possession. Viewing is highly recommended to appreciate all that is on offer. Ideal first purchase or buy to let investment with a potential rent of ££650 -700 pcm achievable.

### **Vestibule**

Composite double glazed entrance door, door to:

### **Lounge 12'10" x 14'6" (3.92m x 4.41m)**

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

### **Dining Room 12'10" x 14'6" (3.90m x 4.41m)**

UPVC double glazed window to rear, coal effect gas fire set in timber surround and marble inset and hearth, double radiator, vinyl flooring, carpeted stairs to first floor landing, open plan to:

### **Kitchen 8'7" x 7'0" (2.61m x 2.14m)**

Fitted with a matching range of oak fronted base and eye level units with drawers and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, door to garden.

### **Landing**

Double radiator, door to:

### **Bedroom 1 12'10" x 14'6" (3.92m x 4.41m)**

UPVC double glazed window to front, double radiator.

### **Bedroom 2 12'0" x 8'5" (3.65m x 2.56m)**

UPVC double glazed window to rear, double radiator.

### **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

### **Outside**





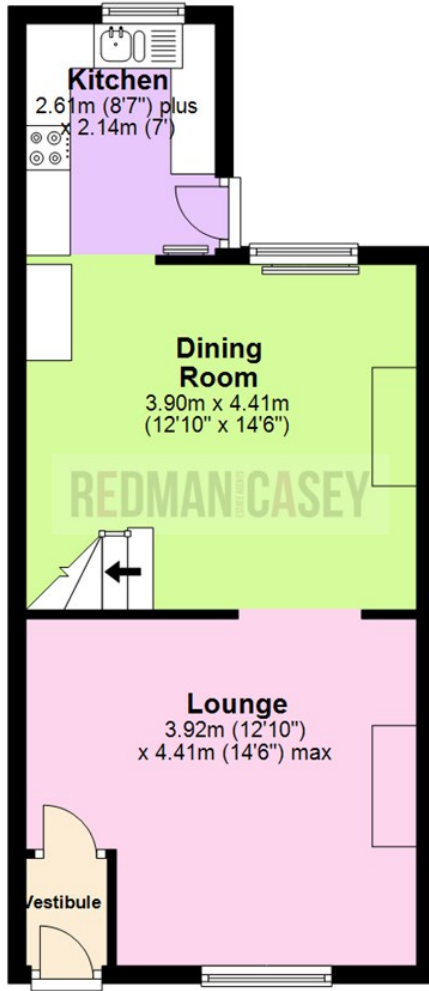
Front garden, enclosed by dwarf brick wall to front and sides, concrete pathway leading to front entrance door with gravelled garden.

Private rear garden, enclosed by brick wall and timber fencing to rear and sides, hard standing and courtyard, rear gated access.



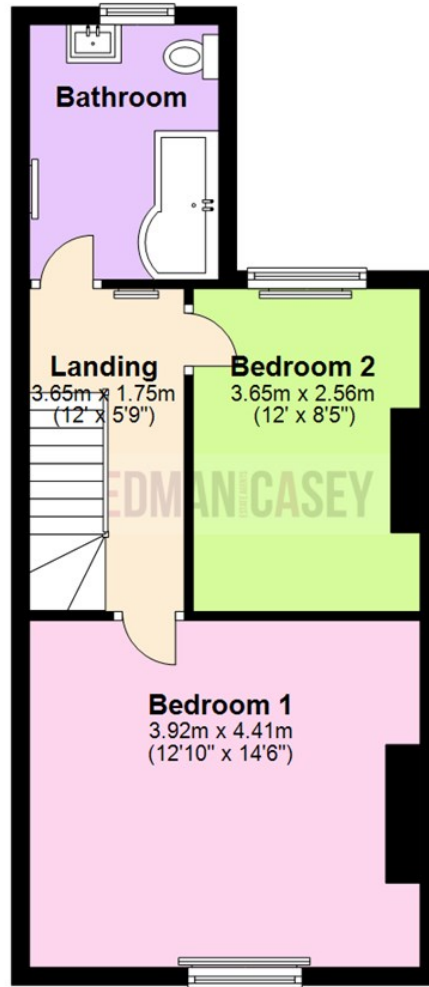
## Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



## First Floor


Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 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 