

38 Fox Street, Horwich, BL6 5NZ



## Offers In The Region Of £195,000

Spacious three bedroom mid terraced. Located in a very popular residential area, close to good local secondary and primary schools, shops, rail and road links and all local amenities. This spacious home benefits from double glazing, gas central heating, utility room and loft room. Highly recommended for viewing to appreciate the location, condition and all that this home has to offer.

- Three Bedroom
- Freehold
- Double Glazed
- Gas Central Heating
- Council Tax Band A
- Large Mid Terraced
- Loft Room
- Utility Room
- EPC Rating D



Spacious three bedroom mid terraced property situated in a very popular residential location. Close to local shops, road and rail links plus good primary and secondary schools. This property comprises:- Inner porch, hallway, open plan lounge dining room, kitchen and utility room. To the first floor there are three bedroom and a family bathroom, and a large loft room with power lighting and Velux window. To the outside there is a large front garden area and a fully enclosed rear yard. The property benefits from gas central heating, double glazing, plus utility. Viewing is highly recommended to appreciate the location, space and all that this home has to offer.

### Inner Porch

Door to:

### Hall

Stairs, door to storage cupboard.

**Storage 4'7" x 6'0" (1.39m x 1.84m)**

**Lounge/Diner 25'8" x 11'1" (7.82m x 3.37m)**

Bay window to front, radiator:

**Kitchen 12'8" x 6'0" (3.87m x 1.84m)**

Window to rear, door to fitted with matching range of base and eye level cupboards, sink unit, hob, electric fan assisted oven ceramic tiled splashbacks.

**Utility 4'0" x 6'6" (1.22m x 1.99m)**

Window to rear. plumbing for automatic washing machine.

### Landing

Door to:

**Bedroom 1 12'2" x 11'1" (3.71m x 3.37m)**

Window to front, three Storage cupboard, two double doors,

**Bedroom 2 13'1" x 11'1" (4.00m x 3.37m)**

Window to rear, Boiler cupboard, three Storage cupboard, two double doors:

**Bedroom 3 8'0" x 7'1" (2.44m x 2.15m)**

Window to front, stairs, door to:

### Bathroom

Three piece suite comprising deep panelled bath, wash hand basin in vanity unit with base cupboard, mixer tap and full height ceramic tiling to all walls and with shower above and glass screen, window to rear.

**Loft Room 11'8" x 16'4" (3.56m x 4.98m)**

Skylight, double radiator. storage into eaves.



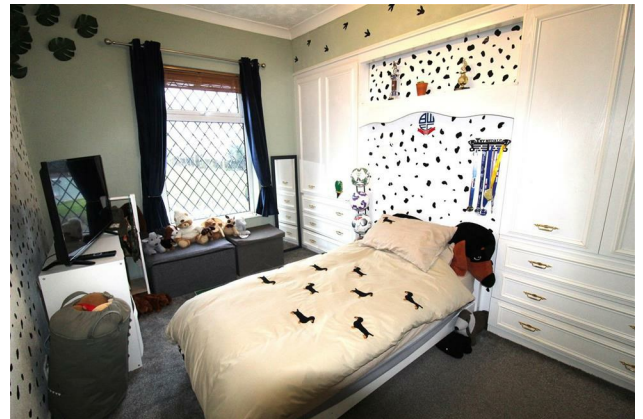


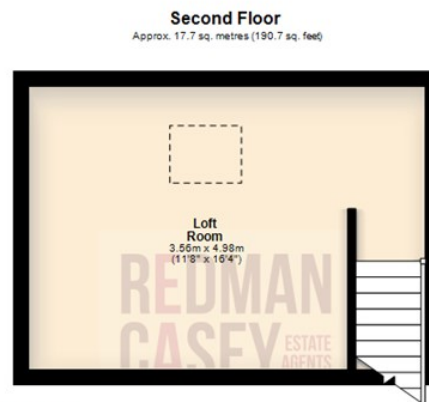
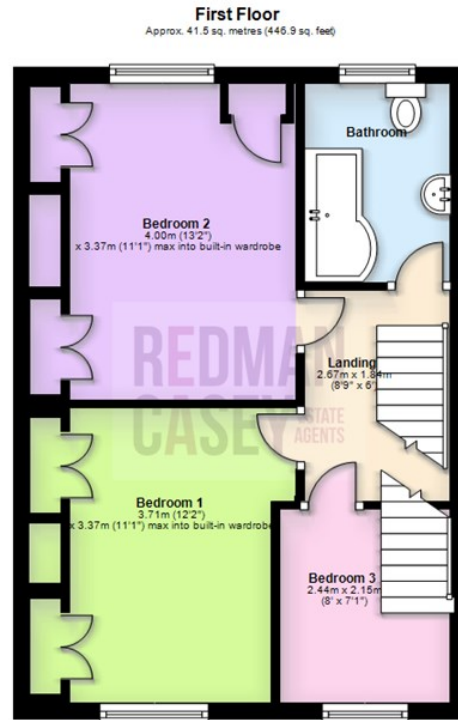
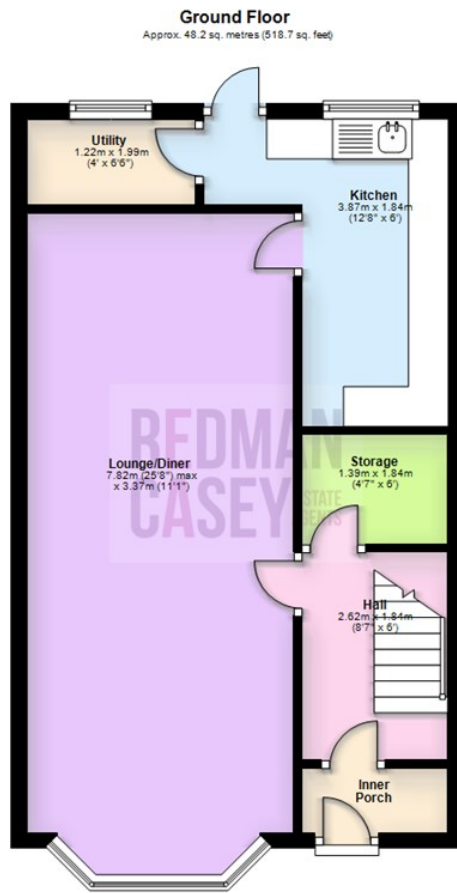
### Outside Front

Spacious enclosed garden area with mature planting and paved area.

### Outside Rear

Enclosed rear yard paved with artificial lawn play area.





Total area: approx. 107.4 sq. metres (1156.3 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 67                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                 | Potential |
|-----------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |                         |           |
| (92 plus) A                                         |                         |           |
| (81-91) B                                           |                         |           |
| (69-80) C                                           |                         |           |
| (55-68) D                                           |                         |           |
| (39-54) E                                           |                         |           |
| (21-38) F                                           |                         |           |
| (1-20) G                                            |                         |           |
| Not environmentally friendly - higher CO2 emissions |                         |           |
|                                                     |                         |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC |           |

