

11 Stephenson Street, Horwich, Bolton, Greater Manchester, BL6 5NQ



Offers In The Region Of £115,000

Situated within walking distance of Horwich Town Centre is this two bedroom mid terrace property. The property comprises of entrance vestibule, through lounge diner and modern fitted kitchen. Upstairs offers the main bedroom which is a double and the second single bedroom. bathroom fitted with a three piece suite. Externally there is a small flagged yard to the rear and small front garden. Sold with no chain and vacant possession.

- Two bedrooms
- Lounge Open Plan to Diner
- No Chain
- Buy To Let investment
- Within walking distance of Horwich Town Centre
- Fitted Kitchen
- Ideal 1st Purchase
- EPC Rating D



We are pleased to offer this two bedroom mid terrace property that is offered with no chain and vacant possession. This will make a fantastic first purchase or buy to let investment having been previously let at £500 pcm. The property briefly comprises of entrance vestibule, through lounge open plan to dining area and fitted kitchen. Upstairs offers the main bedroom which is a double and the second single bedroom. bathroom fitted with a three piece suite. Externally there is a small flagged yard to the rear and small front garden. Situated within walking distance of Horwich Town Centre along with local shops schools and transport network make this a property not to be missed.

Porch

Laminate flooring, uPVC double glazed entrance door, door to:

Lounge 12'7" x 12'4" (3.83m x 3.76m)

UPVC double glazed window to front, radiator, laminate flooring, open plan to:

Dining Room 10'9" x 12'4" (3.27m x 3.76m)

Double radiator, laminate flooring, stairs to first floor landing, door to:

Kitchen 8'1" x 11'2" (2.47m x 3.40m)

Fitted with a matching range of base and eye level cupboards with contrasting wood worktop space, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, gas point for cooker with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, uPVC door to rear.

Landing

Door to:

Bedroom 1 13'7" x 12'4" (4.13m x 3.76m)

UPVC double glazed window to front, double radiator.

Bedroom 2 10'8" x 6'4" (3.26m x 1.92m)

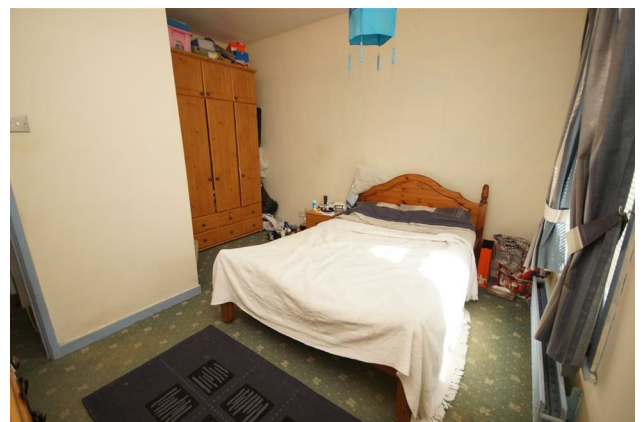
UPVC double glazed window to rear, double radiator.

Bathroom

Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, built-in over-stairs storage cupboard, radiator, door.

Outside

Front, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door, paved hard standing.

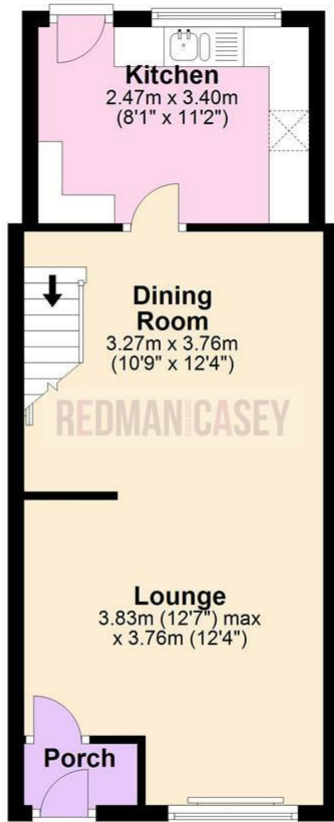


Rear, enclosed by brick wall to rear and sides, paved hard standing, rear gated access.



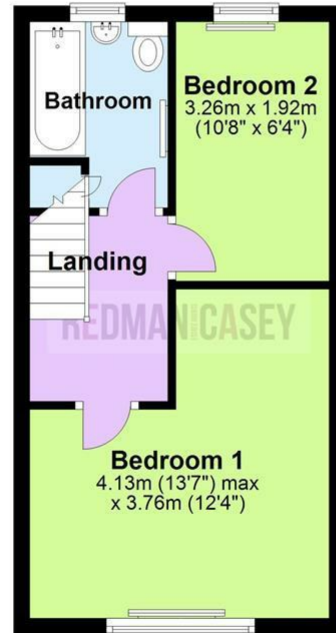
Ground Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.9 sq. feet)



Total area: approx. 63.9 sq. metres (688.1 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		86
(69-80) C		
(55-68) D	64	
(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		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

