

26 Dixon Street, Horwich, Bolton, Greater Manchester, BL6 7PH



Price £85,000

- 2 Bedrooms
- Fitted Kitchen/Diner
- Great Location
- uPVC Double Glazing
- Gas Central Heating
- No Chain



Lounge 12'10" x 12'8" (3.91 x 3.86)

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

Kitchen/Diner 12'10" x 13'0" (3.91 x 3.96)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, laminate flooring, stairs, secure uPVC double glazed frosted entrance door to rear.



Bedroom 1 12'10" x 9'6" (3.91 x 2.9)

UPVC double glazed window to front, double radiator:

Landing

Radiator:

Bathroom

Three piece suite comprising wall mounted wash hand basin with mixer tap and ceramic and tiling to all walls, shower enclosure with fitted shower, matching shower base and glass screen and low-level WC, uPVC frosted double glazed window to rear, two heated towel rails, ceramic tiled flooring.



Bedroom 2 7'10" x 9'11" (2.39 x 3.02)

UPVC double glazed window to rear, double radiator.

Outside Rear

Enclosed by brick walls and wooden pedestrian gate.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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