

12 Wood Street, Horwich, Bolton, BL6 6BN



Offers In The Region Of £185,000

Deceptively spacious 2 double bedroom cottage situated in the Conservation area, Ideal first purchase or buy to let investment this 2 reception property is ready to go and sold with no onward chain and vacant possession. Offering spacious accommodation throughout including 2 reception rooms, kitchen and sun room 2 double bedrooms and bathroom and a courtyard garden to the rear, the property benefits from gas central heating and double glazing and viewing is highly recommended.

- 2 Double Bedroom Cottage
- 2 Receptions
- 2 Double Bedrooms
- EPC Rating C
- Set In Conservation Area
- Fitted Kitchen and Sun Room
- Courtyard Garden
- Council Tax Band B



Located with the Horwich conservation area just off Chorley Old Road we are delighted to bring to the market this charming 2 double bedroom cottage. Offered for sale with no onward chain and vacant possession the property will make a great first purchase or buy to let investment and is located within easy access of many local amenities, shops, schools, Horwich Leisure centre and Rivington Countryside. The property comprises - Porch, hallway, lounge, open plan into sitting room, fitted kitchen and sun room. To the first floor there are two double bedrooms and bathroom fitted with a three piece suite. Outside to the rear is a courtyard garden with hardstanding patio and gated rear access. Viewing is essential to appreciate all that is on offer.

Porch

Entrance door, door to:

Hall

Radiator, carpeted stairs to first floor landing.

Lounge 10'10" x 10'9" (3.29m x 3.28m)

Hardwood sealed unit double glazed window to front, radiator, open plan, door to:

Sitting Room 11'4" x 11'4" (3.45m x 3.46m)

Hardwood sealed unit double glazed window to rear, fireplace with brick built surround, radiator, vinyl flooring, folding door, door to built-in under-stairs storage cupboard.

Kitchen 8'11" x 6'8" (2.71m x 2.03m)

Fitted with a matching range of modern white gloss base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge, electric point for cooker, uPVC double glazed window to side, radiator, part entrance door to rear, door to:

Sun Room

Half brick and double glazed with hardwood sealed unit double glazed windows, polycarbonate roof and power and light connected, two windows to side, window to rear, vinyl flooring, door.

Landing

Door to:

Bedroom 1 10'10" x 14'0" (3.30m x 4.27m)

Hardwood sealed unit double glazed window to front, radiator.



Bedroom 2 11'4" x 9'6" (3.45m x 2.89m)

Hardwood sealed unit double glazed window to rear, radiator.

Bathroom

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

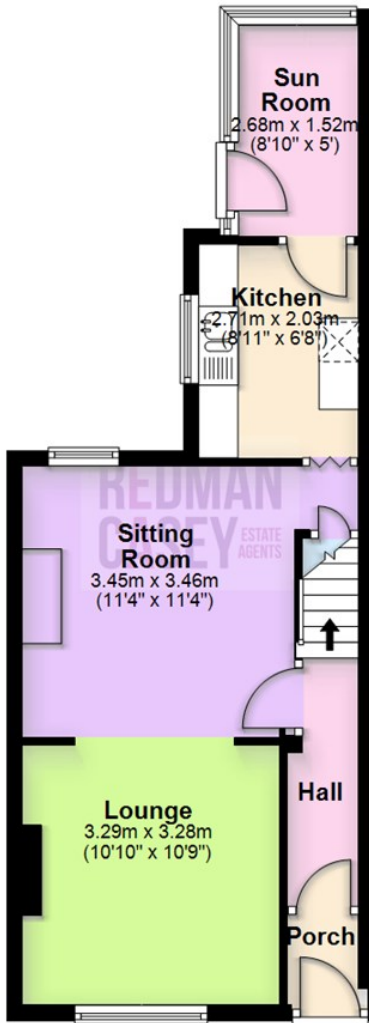
Outside

Rear enclosed by dwarf stone wall to rear and side, concrete hard standing, rear gated access.



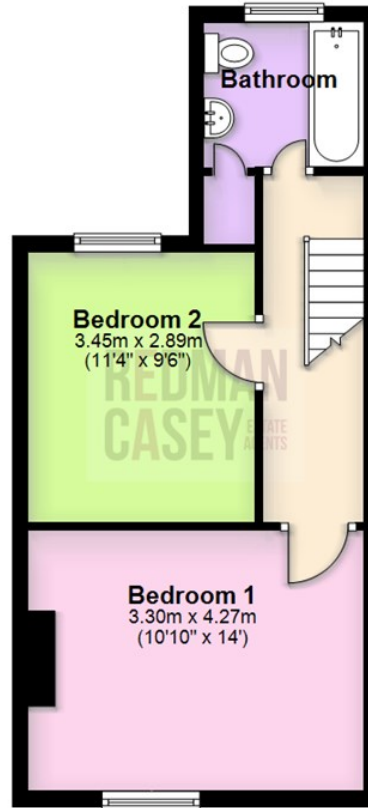
Ground Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 74.3 sq. metres (799.8 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		
		87
	69	
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

