

Total area: approx. 109.6 sq. metres (1179.5 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.



**1 St Annes Road, Horwich, Bolton, Greater Manchester, BL6 7EJ**

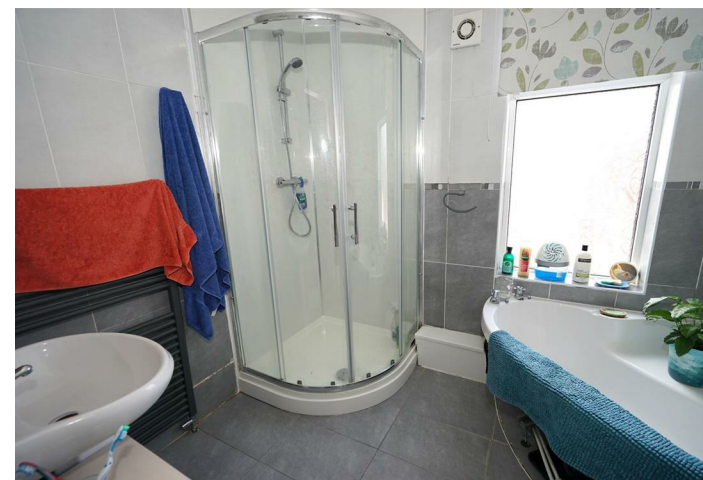
Deceptively spacious double fronted end terraced property offering fantastic accommodation with 2 generous reception rooms and fitted kitchen, three double bedrooms and bathroom fitted with a 4 piece suite. Outside there is a enclosed rear courtyard and block paved frontage, viewing is essential to appreciate all that is on offer. Ideally located for access to Horwich town centre, schools and Rivington moors.

**Offers In The Region Of £200,000**

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Located within easy access of Horwich town centre, shops and schools along with Rivington moorland walks this superb double fronted end terraced property offers impressive accommodation throughout which comprises :- Porch, entrance hall, lounge, sitting room and fitted dining kitchen, to the first floor there are 3 double bedrooms and bathroom fitted with a 4 piece suite. Outside there is a block paved frontage and to the rear is an enclosed courtyard with patio and brick built storage shed. Viewing is essential to appreciate the size and accommodation on offer.

**Porch**  
Laminate flooring, entrance door with double glazed panel over, door to:

**Entrance Hall**  
Built-in under-stairs storage cupboard, double radiator, stairs to first floor landing, door to:

**Lounge**  
11'11" x 11'11" (3.39m x 3.63m)  
UPVC double glazed window to front, feature fireplace with timber surround and tiled inset and hearth, wood burning stove with glass door in chimney, radiator, exposed wooden flooring, coving to ceiling. TV Point

**Sitting Room**  
12'10" x 14'8" (3.91m x 4.47m)  
UPVC double glazed window to side, UPVC double glazed window to front, coal effect gas fire fireplace set in ornate surround and cast iron inset and marble hearth. double radiator, laminate flooring, coving to ceiling. TV Point

**Kitchen/Diner**  
11'6" x 11'11" (3.51m x 3.63m)  
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, china 'Belfast' style sink unit with mixer tap and tiled splashbacks,

integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, UPVC double glazed window to rear, uPVC double glazed window to side, radiator, tiled flooring, UPVC double glazed door to rear, door to:

**Landing**  
UPVC frosted double glazed leaded window to rear with stained glass, door to:

**Bedroom 1**  
12'10" x 11'11" (3.91m x 3.63m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching cupboards over bed and bedside cabinets, shelving, double radiator. TV Point



**Bedroom 2**  
12'10" x 14'8" (3.91m x 4.47m)  
UPVC double glazed window to front. TV Point

**Bedroom 3**  
11'8" x 11'10" (3.56m x 3.61m)  
UPVC double glazed window to rear, double radiator, coving to ceiling, access to loft. TV Point

**Bathroom**  
Fitted with four piece white suite

comprising corner panelled bath, mixer tap, shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, UPVC frosted double glazed window to front, ceramic tiled flooring.

**Outside**  
Front, enclosed by dwarf brick wall to front and sides, block paved hard standing, gated access.

Rear, enclosed by brick wall and timber fencing to rear and sides, paved sun patio, side gated access with raised ornamental flower bed. Brick built storage shed.

