

21 Catherine Street East, Horwich, Bolton, Greater Manchester, BL6 7JZ



**£625 PCM**

A stunning mid terraced home on Catherine Street East, Horwich styled in a modern contemporary fashion situated in the heart of Horwich close to amenities, the village Centre of Horwich bustling with activity. The property also lies within proximity to Middlebrook retail park, motor way access & local country walks. The property in good condition throughout briefly comprises entrance vestibule, lounge, kitchen diner, two bedrooms and three piece bathroom suite. Further features include, Pleasant rear yard with gates, gas central heating and double glazed windows. Working tenants required. Sorry no pets.

- Two Bedrooms
- Modern Dining Kitchen
- Central Location
- Double Glazed Windows
- Living Room
- Three Piece Bathroom Suite
- Rear Yard Gated Access
- Gas Centrally Heated



## Vestibule

Door to lounge

## Lounge 12'10" x 13'4" (3.91 x 4.06)

Lounge to front with double glazed window to front aspect, wall mounted radiator, fireplace with inset lighting, power points, aerial point, door to kitchen diner

## Kitchen/Diner 12'10" x 11'9" (3.91 x 3.58)

Access from lounge to kitchen with a range of wall and base units with roll top work surfaces, partial tiling, power points, inset sink with mixer tap, plumbed for washing facilities, space for fridge freezer, integrated oven & grill with 4 hob gas burner and overhead extractor, laminate flooring, door to rear, double glazed window to rear, ample space for dining, stairs rise to upper level, wall mounted gas fired central heating boiler in matching wall unit, inset lighting in kick plates.

## Bedroom 2 7'8" x 8'9" (2.34 x 2.67)

Second bedroom with power points, wall mounted radiator, double glazed window to rear aspect.

## Landing

stairs rise to first floor landing with inset lighting on stairwell, doors lead to further accommodation.

## Bedroom 1 12'10" x 10'2" (3.91 x 3.1)

Access off landing to bedroom 1 with double glazed window to front elevation, power points, wall mounted radiator, space for robes.

## Bathroom

Modern suite with low level W.C., vanity wash basin, panelled bath with shower over and screen, inset lighting in vanity mirror and recess, double glazed frosted window, wall mounted radiator, partial tiled elevations.

## Outside

To the front a stone flagged path with adjacent gravel bedded area

To the rear a concrete area with gates for potential off road parking







