

18 Catherine Street West, Horwich, Bolton, BL6 7JY



Offers In The Region Of £165,000

Deceptively spacious and well appointed two double bedroom semi detached property located within easy reach of local amenities, shops and schools. Offering a great option for a first time buyer, downsizer or buy to let investor with rental potential of around £750 - 800 pcm. The property offers excellent accommodation with spacious lounge, fitted kitchen, two double bedrooms bathroom and gardens to the front and rear and benefits from gas central heating and double glazing throughout. Viewing is essential to appreciate all that is on offer

- Spacious Accommodation
- Two Double Bedrooms
- Generous Lounge
- Fitted Kitchen
- Large Rear Garden with Extension Potential
- EPC Rating C
- Council Tax Band A
- Viewing Essential



We are pleased to offer this well-presented and spacious 2 double bedroom semi-detached house situated in a great location close to Horwich village centre, and all its amenities. The accommodation comprises: Hall, lounge, modern fitted kitchen, two double bedrooms and well-appointed bathroom, with electric shower over the bath. Externally there is a pleasant front garden, and a large rear garden with lawned area, shrubs and borders and decking area. The property also benefits from gas central heating and uPVC double glazing. Internal viewing highly recommended to appreciate the space and quality of accommodation offered.



Hallway

UPVC frosted double glazed window to side, double radiator, stairs, part glazed entrance door, door to:

Lounge 12'0" x 12'7" (3.66m x 3.84m)

UPVC double glazed window to front, radiator, door to:

Kitchen 7'11" x 12'7" (2.42m x 3.84m)

Fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, double radiator, laminate flooring, part glazed door to garden, door to, built-in under-stairs storage cupboard with gas and electricity meters. uPVC double glazed window to side,



Store

Built in store accessed from garden, door.

Landing

UPVC frosted double glazed window to side, door to:

Bedroom 1 10'1" x 15'6" (3.08m x 4.73m)

UPVC double glazed window to front, radiator.

Bedroom 2 9'10" x 10'0" (3.00m x 3.05m)

UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, double door, door to:



Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over and folding screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.



Outside

Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, steps leading to front entrance door with gravelled area and flower and shrub borders with floral bed.

Rear garden, enclosed by timber fencing and mature hedge to rear and sides, timber decking area with lawn and mature shrub borders.

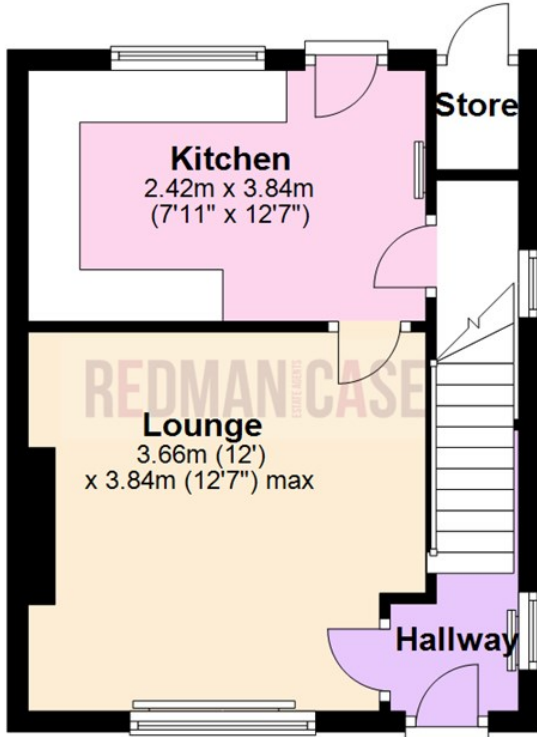
Store

Built in store accessed from garden.



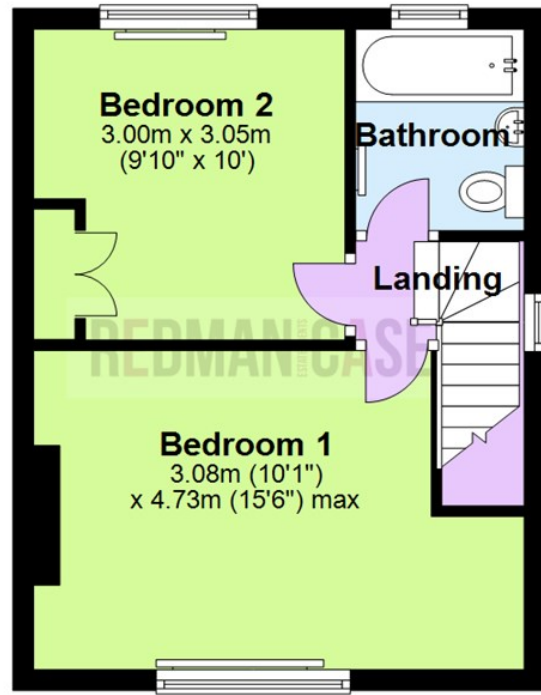
Ground Floor

Approx. 29.2 sq. metres (314.5 sq. feet)



First Floor

Approx. 29.4 sq. metres (315.9 sq. feet)



Total area: approx. 58.6 sq. metres (630.4 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		
	70	86
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	

