

10 Mary Street West, Horwich, Bolton, BL6 7JT



Offers In The Region Of £145,000

Two bedroom mid terraced property is popular residential location, close to local schools shops and all local amenities. This property has been re-decorated and carpeted throughout and is offered for sale with no chain and vacant possession. Viewing is highly recommended to appreciate all that is on offer. This will make an ideal first purchase or buy to let investment with a rental potential of around £750 - 800 pcm

- Two Bedroom Mid Terrace
- Spacious Lounge
- Two Generous Bedrooms
- No Chain
- EPC Rating D
- Ideal First Purchase or Buy To Let
- Fitted Dining Kitchen
- 4 Piece Bathroom
- Vacant Possession
- Council Tax Band A



We are delighted to offer to the market this recently improved two bedroom mid terraced property. Situated in a residential location close to local schools, shops and all local amenities. The property comprises:- Lounge, Hall, fitted dining kitchen. To the first floor there are two spacious bedrooms and a family bathroom fitted with a 4 piece white suite. The outside space has garden to the front and enclosed courtyard to the rear with patio seating area. We highly recommend this property to view to appreciate all that is on offer. Sold with vacant possession and no onward chain. This will make an ideal first purchase or buy to let investment with a rental potential of around £750 - 800 pcm

Vestibule

UPVC double glazed entrance door, door to:

Lounge 15'0" x 13'0" (4.56m x 3.95m)

UPVC double glazed window to front, radiator, two wall lights, door to:

Hall

Carpeted stairs to first floor landing, door to:

Kitchen/Diner 12'6" x 13'0" (3.82m x 3.95m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, vinyl flooring, door.

Landing

UPVC double glazed window to rear, ceiling with recessed spotlights, access to loft space, door to:

Bedroom 1 11'3" x 13'0" (3.43m x 3.95m)

UPVC double glazed window to front, radiator, ceiling with recessed spotlights.

Bedroom 2 9'0" x 8'0" (2.74m x 2.45m)

UPVC double glazed window to rear, radiator, ceiling with recessed spotlights, wall mounted gas combination boiler serving heating system and domestic hot water.

Bathroom

Fitted with four piece white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure with electric shower over and low-level WC, half height ceramic tiling to all walls, extractor fan, Storage cupboard, double radiator, ceiling with recessed spotlights, door.

Outside

Front garden, access via a wrought iron gate, enclosed by



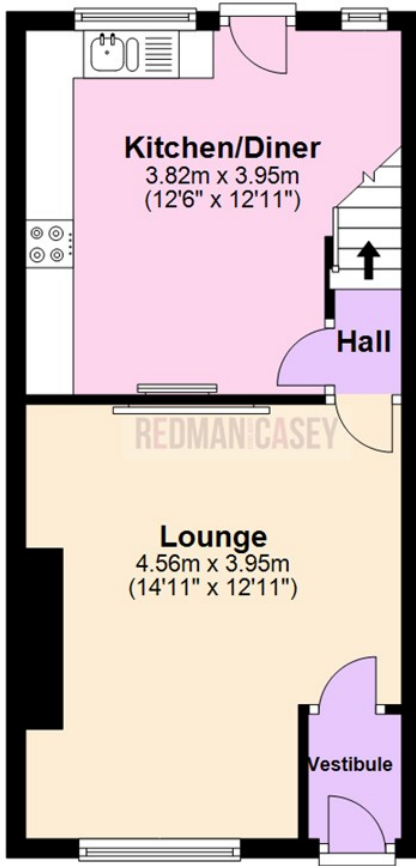
dwarf brick wall and timber fencing to front and sides, gravelled area and paved pathway leading to front entrance door,

Rear courtyard enclosed by brick wall to rear and sides, paved patio area, rear gated access, timber garden shed.



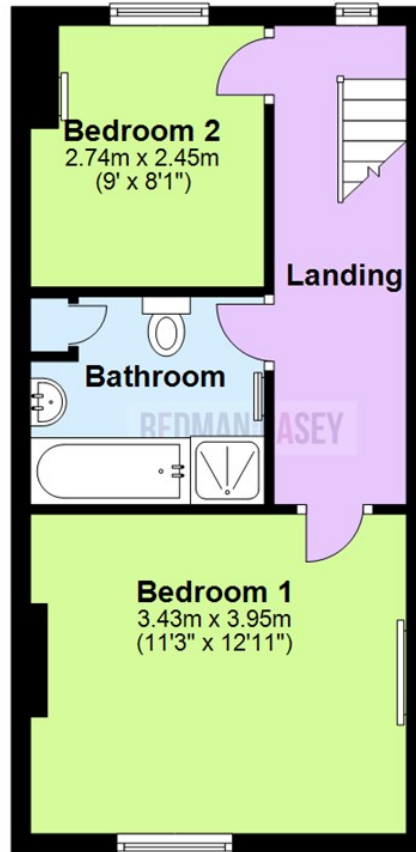
Ground Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 67.2 sq. metres (723.2 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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

