

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



## Offers In The Region Of £185,000

Three bedroom terraced property with large garden to side with possibility for extending with the correct planning permissions in place. This property is in a very popular location close to Rivington, local schools, shops and all local amenities. Benefitting from gas central heating double glazing, large garden plot, garages, and sold with vacant possession and no onward chain.

- Potential To Extend With Correct Permissions
- Garages To Rear
- Gas Central Heating
- Vacant Possesion
- Council Tax Band A
- 3 Bedrooms
- Large Gardens
- Double Glazing
- No Chain
- Awaiting EPC.





Three bedroom terraced property with large gardens and garages allowing for the possibility to extend with the correct permissions in place. Situated close to local schools, shops and Rivington Country Park. The property comprises:- Entrance hall, lounge, dining room, kitchen, rear porch leading to outside. The first floor there are three bedrooms and a family bathroom. To the outside there is a large garden to the side rear back garden leading to garages and storage shed. This spacious home benefits from double glazing, gas central heating and sold with vacant possession and no onward chain. Viewing is essential to appreciate the potential and the amount of space available.



### Entrance Hall

UPVC double glazed window to front, radiator, stairs, door to Storage cupboard, uPVC frosted double glazed window to side:

### Lounge 9'5" x 11'4" (2.86m x 3.46m)

UPVC double glazed window to front, coal effect electric fire set in wooden surround, radiator.

### Dining Room 11'0" x 11'4" (3.36m x 3.46m)

UPVC double glazed box window to rear, wall mounted gas fire, two radiators:

### Kitchen 7'9" x 5'11" (2.36m x 1.81m)

Range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed box window to rear, double radiator.

### Rear Porch

Two uPVC double glazed windows to side, window to side, uPVC double glazed window to rear, uPVC double glazed entrance door to rear:

### Landing

UPVC double glazed window to side,:

### Bedroom 1 11'3" x 11'4" (3.44m x 3.46m)

UPVC double glazed window to front, radiator:

### Bedroom 2 9'2" x 11'4" (2.79m x 3.46m)

UPVC double glazed window to rear, radiator, door to Storage cupboard.

### Bedroom 3 6'11" x 5'11" (2.11m x 1.81m)

UPVC double glazed window to front, radiator.



### **Bathroom**

Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin with electric shower over and shower curtain and low-level WC, ceramic and full height tiling to all walls, uPVC frosted double glazed window to side, radiator.

### **Garden Storage Shed**

Double door.

### **Garage**

Up and over door, door to:

### **Garage**

Up and over door.

### **Garage**

Up and over door.

### **Outside Front**

Small enclosed garden area.

### **Outside**

Large garden area laid to vegetable beds lawn and mature planting, Enclosed and private.

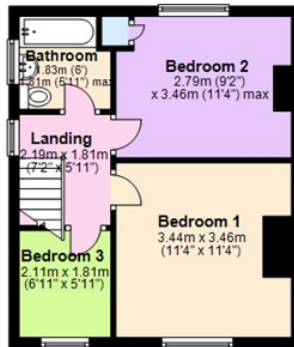




**Ground Floor**  
Approx. 79.5 sq. metres (856.0 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 113.5 sq. metres (1221.4 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) <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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

