

26 Catherine Street East, Horwich, Bolton, BL6 7JZ



## Offers In The Region Of £125,000

Two bedroom extended mid terraced property. Located in a popular residential location close to local primary and secondary schools, shops, and all local amenities. The property benefits from double glazing, gas central heating and garden fronted. Sold with vacant possession and no onward chain.

Viewing recommended to appreciate what's on offer.

- Two Bedroom
- Sold With Vacant Possession
- Extended to Rear
- Gas Central Heating
- EPC rating E
- Garden Fronted
- No Onward Chain
- Double Glazing
- Council Tax Band A



Two bedroom extended mid terraced property. Located in a popular residential location close to local primary and secondary schools, shops, and all local amenities. The property comprises:- Entrance porch, lounge, dining room, kitchen, bathroom. To the first floor there are two double bedroom and a WC. The property benefits from double glazing, gas central heating and garden fronted. Sold with vacant possession and no onward chain. Viewing recommended to appreciate what's on offer.

#### **Porch**

Two uPVC double glazed windows to side, door to:

#### **Lounge 13'2" x 12'6" (4.01m x 3.82m)**

UPVC double glazed window to front, electric fire fireplace set in feature surround, double radiator, open plan to:

#### **Dining Room 10'2" x 12'6" (3.10m x 3.82m)**

UPVC frosted double glazed window to rear, radiator, stairs,:

#### **Kitchen 15'0" x 7'5" (4.56m x 2.27m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to side, double radiator, hardwood glazed frosted entrance door to side, double door to Storage cupboard.

#### **Bathroom**

Fitted with three piece suite comprising pedestal wash hand basin, recessed shower enclosure with electric shower and glass screen and low-level WC, ceramic and tiling to all walls, uPVC frosted double glazed window to side, built-in storage cupboard, double radiator, ceramic tiled flooring, door.

#### **Bedroom 1 10'6" x 12'6" (3.20m x 3.82m)**

UPVC double glazed window to front, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage and drawers, Storage cupboard, two double doors, door to Storage cupboard, :

#### **Bedroom 2 10'2" x 9'6" (3.10m x 2.90m)**

UPVC double glazed window to rear.

#### **WC**

Two piece suite comprising, pedestal wash hand basin and low-level WC.

#### **Landing**

Double radiator, bi-fold door to:

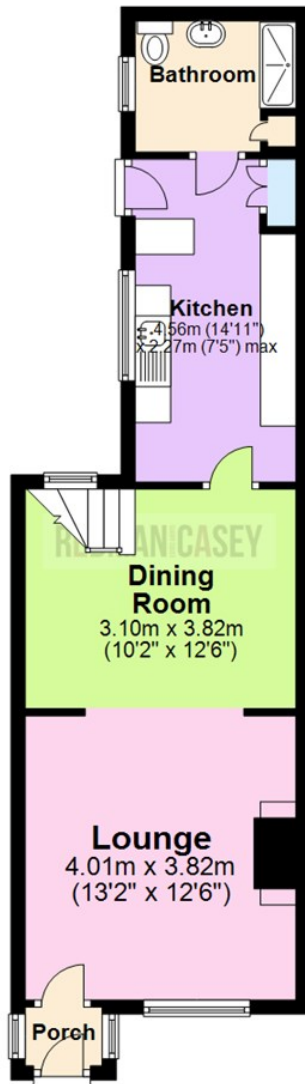






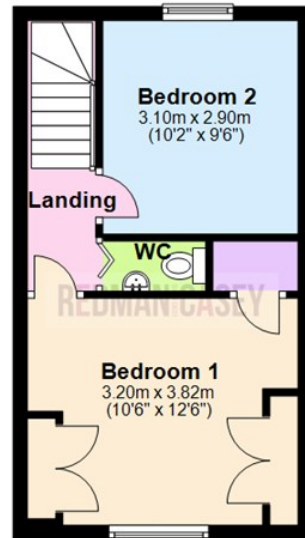
## Ground Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



Total area: approx. 71.4 sq. metres (769.0 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		
	44	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO2 emissions		
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