

22 Essex Street, Horwich, Bolton, BL6 6ET



## Offers Around £135,000

Extended two bedroom mid terraced property, located in a quiet residential location. Close to local shops, schools, transport links and all local amenities. This property benefits from recently being modernised having a utility room, converted loft room, double glazing gas central heating and being sold with vacant possession and no onward chain. Viewing recommended to appreciate the location, condition and the amount of space on offer.

- Extended Mid Terraced
- Utility Room
- Double Glazed
- Vacant Possession
- EPC Rating D
- Loft Room
- Two Bedrooms
- Gas Central Heating
- No Chain
- Council Tax Band A



Extended two bedroom mid terraced property located in a quiet residential area of Horwich. Close to local secondary and primary schools, local shops, all amenities and road and rail links. This property has recently been modernised and benefits from an extension to the rear. The property comprises:- Lounge, kitchen diner, utility room, to the first floor there are two bedrooms and a family bathroom and a loft room above. To the outside there is a small garden to the front and a enclosed yard to the rear. Benefitting from double glazing, gas central heating, and is sold with vacant possession and no onward chain, viewing is highly recommended to appreciate all that is on offer.

**Lounge 13'11" x 15'5" (4.24m x 4.69m)**

UPVC double glazed window to front, coal effect gas fire fireplace set in feature wooden surround, double radiator, stairs, uPVC double glazed entrance door to front:

**Kitchen/Dining Room 10'2" x 15'5" (3.10m x 4.69m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, :

**Utility Room 10'2" x 6'5" (3.09m x 1.95m)**

UPVC double glazed window to side, uPVC double glazed entrance door to rear.

**Bedroom 1 13'6" x 9'3" (4.11m x 2.83m)**

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

**Bedroom 2 9'11" x 9'0" (3.02m x 2.74m)**

UPVC double glazed window to front, radiator,:

**Bathroom**

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, tiled surround, uPVC frosted double glazed window to rear, ceramic tiled flooring:

**Landing**

Stairs,

**Loft Room 12'0" x 6'7" (3.67m x 2.00m)**

Hardwood double glazed Velux skylight to rear, radiator,





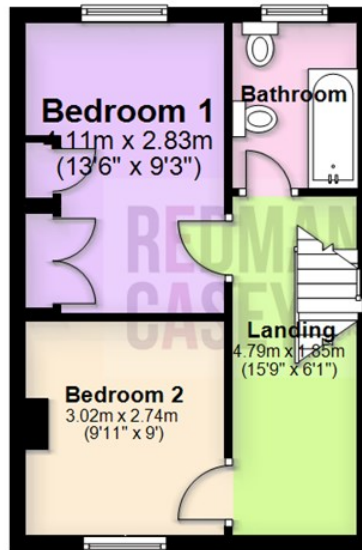
### Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



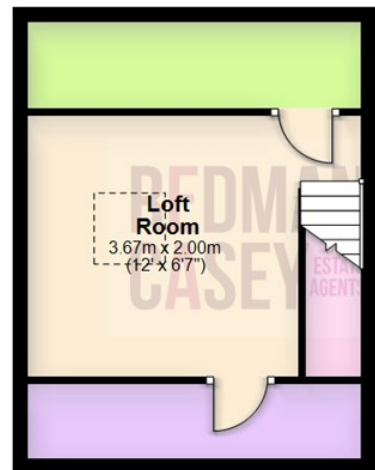
### First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



### Second Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 104.1 sq. metres (1120.4 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		
	56	86
<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	

