

16 Abbott Street, Horwich, Bolton, BL6 7NR



## Offers In The Region Of £200,000

Three bedroom semi detached house. In excellent condition located in a very popular residential location, close to local shops, schools, transport links and all local amenities. This property benefits from double glazing, gas central heating, off road parking garden to front and spacious garden to the rear with patio and dining area. This three bedroom home is highly recommended for viewing to appreciate the condition, location and all this home has to offer.

- Semi Detached
- Gardens Front And Rear
- Patio Seating And Dining Area
- Gas Central Heating
- Council Tax Band B
- 3 Bedroom
- Off Road Parkin
- Double Glazing
- Well Presented
- EPC Rating D



**\*\*\*REDUCED\*\*\*** Well presented three bedroom semi detached home in a popular residential location. Close to local secondary and primary schools, shops, transport links and all local amenities. The property comprises:- Entrance hall, lounge dining room kitchen. To the first floor there are three bedrooms the master having fitted furniture. Benefiting from double glazing, gas central heating, gardens to front and rear with off road parking to the rear. This well presented three bedroom semi is highly recommended for viewing to appreciate the condition the location and all that is on offer.

### Hall

Radiator, stairs, uPVC double glazed entrance door to front:

### Lounge 13'8" x 11'0" (4.16m x 3.36m)

UPVC double glazed window to front, radiator,

### Kitchen/Dining Room 10'9" x 14'9" (3.28m x 4.50m)

Fitted with a matching range of base and eye level units with drawers and worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, two uPVC double glazed windows to rear, radiator, door, uPVC double glazed entrance door to rear.

### Landing

UPVC frosted double glazed window to side, door to:

### Bedroom 1 13'2" x 8'9" (4.01m x 2.67m)

UPVC double glazed window to front, range of fitted robes. radiator:

### Bedroom 2 11'3" x 8'2" (3.44m x 2.49m)

UPVC double glazed window to rear, radiator, :

### Bedroom 3 8'1" x 5'10" (2.46m x 1.78m)

Double glazed window to front, radiator.

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, heated towel rail, .

### Outside Front

Enclosed front garden.

### Outside Rear

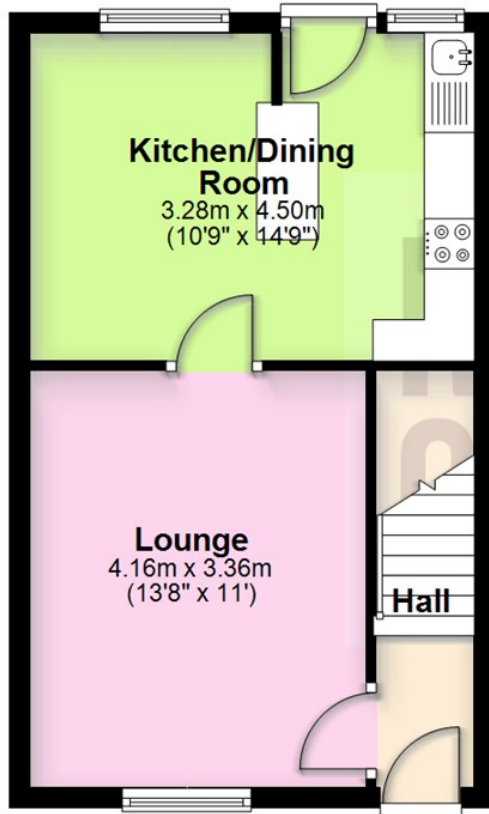
Enclosed spacious rear garden with flower beds, off road secure parking patio dining and seating area.





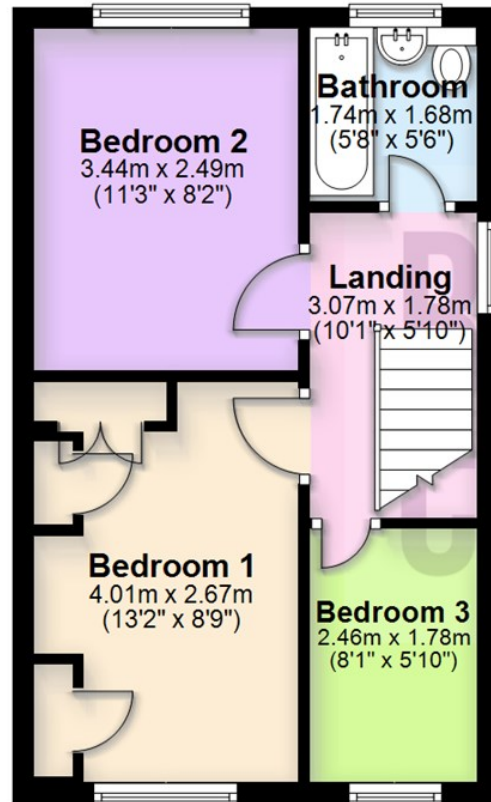
## Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



**Total area: approx. 67.1 sq. metres (721.9 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>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</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 |           |

