



**DICKINSON STREET WEST, HORWICH, BL6 7JN**



- No onward chain
- Pavement fronted mid terraced
- Two good sized bedrooms
- In need of modernisation
- Double glazed
- Gas central heated
- Lounge and kitchen/diner
- Close to local amenities



**£120,000**

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Offered for sale with no onward chain and in need of modernisation is this pavement front mid terrace property located within Horwich, Bolton. Internally the property comprises of a vestibule leading into the lounge and kitchen to the ground floor with two good size bedrooms and a bathroom to the first floor. Externally the front of the property is pavement fronted with an enclosed flagged yard with gate to the rear. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Overall approximate square footage.** The overall approximate square footage of the property is around 688 ft.<sup>2</sup>/64 m<sup>2</sup>.

**Entrance vestibule:** 2' 11" x 3' 0" (0.88m x 0.915m) UPVC entrance door.

**Living Room:** 13' 3" x 13' 1" (4.043m x 4.000m) UPVC window to the front, built-in meter cupboard, radiator, marble fireplace with gas fire .

**Kitchen/diner:** 12' 6" x 13' 1" (3.802m x 4.00m) The kitchen is fitted with matching: drawers, base and wall cabinets, a freestanding cooker, radiator, ample dining space, UPVC window, UPVC rear entrance door, spindle staircase off to the first floor.

**First floor landing:** Loft access point.

**Bedroom One:** 13' 4" x 13' 1" (4.071m x 4.00m) UPVC window to the front, radiator.

**Bedroom Two:** 9' 10" x 6' 7" (2.997m x 2.019m) UPVC window to the rear, radiator, built-in storage space, wall mounted alpha gas combination central heating boiler.

**Bathroom:** 6' 11" x 6' 4" (2.106m x 1.926m) Three piece bathroom suite comprising: pedestal wash hand basin, WC and bathroom with, fitted glass shower screen, UPVC window, ceramic wall tiling.

**Outside:** The rear garden is fully enclosed and paved for easy maintenance and all year round use.

**Plot size.** The overall approximate plot size is around 0.02 of an acre.

**Energy performance certificate:** (EPC) rating is C and this is valid until the 22nd of June 2026.

**Chain details:** The property is offered for sale with early vacant possession and no further upward chain delay.

**Council Tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum,

**Tenure:** Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold enjoying a term of 990 years from the 1st of November 1885, meaning there are approximately 851 years remaining.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

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