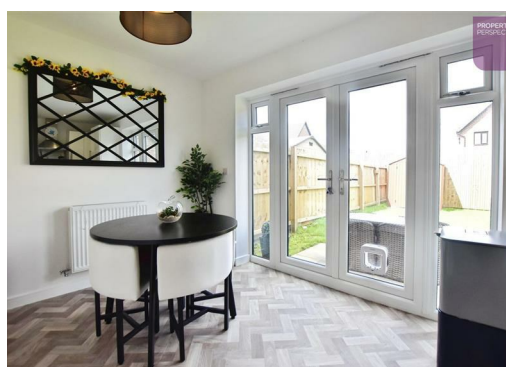




Railway Road, Horwich, BL6 5WL

£264,995

A well presented 3 bedroom semi detached property situated within a popular development. Items of note include the contemporary dining kitchen plus en suite to master bedroom. Well presented gardens plus off road parking to the front.



44 Railway Road, Horwich, BL6 5WL

We are delighted to offer for sale this well presented semi detached house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a contemporary dining kitchen with modern units. Items of note include a modern bathroom and well presented gardens. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 bedrooms, the master hosting the en suite, plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front.

Tenure - Freehold
Council Tax - Band C

The property comprises.

Ground Floor

Entrance Hall

Lounge 16'8" x 12'0" (5.09m x 3.67m)

With fitted flooring.

Dining Kitchen 15'6" x 11'2" (4.74m x 3.42m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops. Integrated oven, hob, hood, dishwasher and fridge freezer. French doors to rear plus fitted flooring.

WC 5'4" x 3'3" (1.64m x 1.01m)

Having white sanitary ware and tiling plus fitted flooring.

First Floor

Landing

Bedroom 1 10'9" x 10'8" (3.30m x 3.27m)

Having fitted wardrobes and access to store plus en suite. With fitted flooring.

En Suite 7'10" x 4'6" (2.41m x 1.39m)

Bedroom 2 10'0" x 8'2" (3.06m x 2.51m)

With fitted flooring.

Bedroom 3 7'0" x 6'7" (2.15m x 2.03m)

With fitted flooring.

Bathroom 8'2" x 6'5" (2.51m x 1.96m)

Featuring white sanitary ware, tiling and bath plus fitted flooring.

External





