



# Independent Estate Agents **Cardwells** Est. 1982

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**PENN STREET, HORWICH, BL6 5NR**



- Beautiful 3 bedroom terrace
- Recently undergone improvements
- Hopefully ready to move into
- Stylish bathroom. Re-roofed 2026
- Fitted kitchen with appliances
- 2 linked reception rms, modern gas CH
- Sold with no upward chain delay
- Ideal first home. Superb location



## Offers in the Region Of £175,000

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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A superbly presented three bedroom, bay window terrace property, which has recently undergone a substantial scheme of improvement works, meaning the property is hopefully ready to move straight into and importantly is offered for sale with no further upward chain delay. This may well make a perfect home for a growing family, an ideal first property, or an excellent edition to a landlords buy to let property portfolio. Situated in Horwich the property is ideally located for the beautiful countryside nearby, which is ideal to explore on foot or bicycle, Horwich town Centre, shops, schools, Middlebrook retail and leisure Park, access to the motorway network via Horwich Parkway train station and access to the motorway network via the M61. Improvement works undertaken include re-roofing which was finished in March 2026, new lighting, skimming/plastering, neutral decorations, new carpets/flooring in April 2026 and a new central heating system and boiler in 2023. The overall floor area is approximately 925 ft.<sup>2</sup> / 86 m<sup>2</sup> and briefly comprises: entrance vestibule, reception hallway, bay window living room, dining room, fitted kitchen with appliances, first floor landing, three bedrooms and a stylish white bathroom suite. Outside there is a pretty front garden and a fully enclosed easy maintenance rear garden. The property benefits from modern gas combination central heating boiler, UPVC windows, stylish neutral presentation and importantly sold with early vacant possession and no further upward chain delay, so it is hoped a prompt completion can be arranged when the sale is agreed. The furniture is available by separate negotiation, meaning that virtually everything in place could be in place at completion, if so desired. There really is a great deal to admire and we are expecting this to be a popular property, so if you are interested it may be worth arranging a viewing appointment promptly. In the first instance there is a walk through viewing video available to watch and then a private accompanied viewing can be arranged by calling; Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

**Entrance Vestibule:** 5' 1" x 2' 11" (1.541m x 0.901m) Quality double glazed entrance door with matching window above.

**Hallway:** 13' 0" x 5' 0" (3.966m x 1.532m) Recently decorated, new carpet in April 2026, radiator, spotlighting, stairs off to the first floor.

**Lounge:** 14' 6" x 12' 1" (4.409m x 3.674m) UPVC double glazed windows to the front, fitted blinds, curtains, feature fireplace, radiator, recently decorated, new light fitting, new carpets April 2026. The lounge opens into the dining room.

**Dining Room:** 13' 0" x 10' 8" (3.958m x 3.246m) UPVC window to the rear, radiator, stylish light fitting, new carpet April 2026, recently decorated.

**Kitchen:** 9' 2" x 6' 6" (2.786m x 1.972m) A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, freestanding washing machine, freestanding fridge freezer, gas oven/grill with gas hob and extractor over, modern UPVC rear entrance door with window above, extractor, ceiling spotlighting.

**First Floor Landing:** 8' 0" x 6' 7" (2.428m x 2.009m) Ceiling spotlighting, recently decorated, new carpet April 2026.

**Bedroom One:** 12' 6" x 10' 8" (3.799m x 3.241m) UPVC window to the front with fitted blinds, modern light fitting with sensory options, radiator, neutrally decorated, new carpet April 2026.

**Bedroom Two:** 13' 0" x 10' 7" (3.969m x 3.226m) New UPVC window to the rear with fitted blinds, radiator, neutral decorations, new carpet April 2026, radiator.

**Bedroom Three:** 7' 8" x 6' 7" (2.345m x 1.994m) UPVC window to the front, radiator, neutral decorations, new carpet April 2026.

**Bathroom:** 9' 4" x 6' 7" (2.837m x 2.014m) Stylish white three-piece bathroom suite comprising column recently installed wash hand basin, WC and bath complete with new shower over and fitted glass shower screen, stylish ceramic wall tiling, ceiling spotlighting, heated towel rail, UPVC window to the rear with fitted blinds, extractor, storage cupboard which contains the gas combination central heating boiler.

**Rear Garden:** The rear garden is fully enclosed in a patio style and designed for all year around use and enjoyment, is perhaps perfect for barbecues and entertaining.

**Chain Details:** The property is sold with no further upward chain delay further upward chain delay, so it is hoped when a sale is agreed a prompt completion can be arranged.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in 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 or visiting: www.Cardwells.co.uk.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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