

13 Tomlinson Street, Horwich, Bolton, BL6 5QR



Offers In The Region Of £145,000

Well presented two bedroom mid terraced property that will make an idea first purchase or buy to let investment opportunity, Offering excellent accommodation with a spacious reception room, fitted kitchen diner and utility area, two bedrooms and bathroom with three piece suite. Gas central heated and double glazed viewing is essential to appreciate all that is on offer.

- Well Presented Throughout
- Fitted Dining Kitchen
- Two Bedrooms
- EPC Rating tbc
- Spacious Lounge
- Utility Area
- Ideal Location for Horwich Town Centre
- Council Tax Band A



Located within easy access of Horwich town centre this two bedroom mid terraced property offers excellent accommodation which is gas central heated and double glazed throughout, This will make an excellent first purchase or buy to let investment and comprises :- Lounge, dining kitchen fitted with a range of modern units. To the first floor there are two bedrooms and bathroom fitted with a three piece suite. Outside there is an enclosed courtyard to the rear. viewing essential to appreciate everything that is on offer.

Lounge 13'1" x 12'5" (3.98m x 3.78m)

UPVC double glazed window to front, fireplace, radiator, part glazed composite entrance door, door to:



Kitchen/Diner 12'4" x 12'5" (3.77m x 3.78m)

Fitted with a matching range of oak fronted base and eye level units with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, stairs to first floor landing, door to:



Utility Area 9'2" x 5'0" (2.79m x 1.53m)

UPVC double glazed window to side, built-in double cupboard, electric radiator, ceramic tiled flooring, door, sliding door.

Landing 5'7" x 8'11" (1.70m x 2.73m)

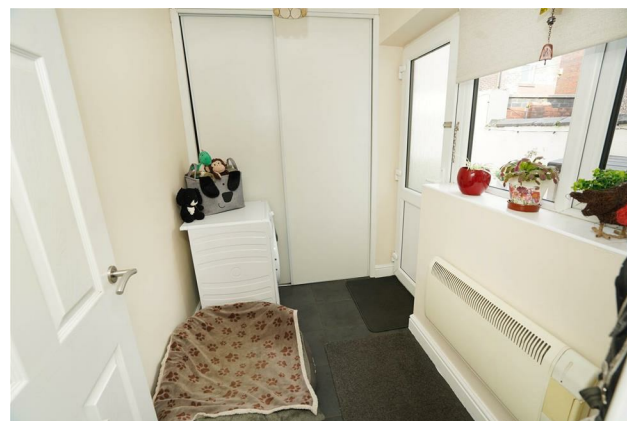
Door to:

Bedroom 1 13'1" x 12'5" (4.00m x 3.78m)

UPVC double glazed window to front, radiator.

Bedroom 2 12'4" x 5'5" (3.76m x 1.64m)

UPVC double glazed window to rear, radiator.



Bathroom

Fitted with three piece modern white suite with comprising, deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, built-in double storage cupboard, ceramic tiled flooring, sliding door.

Outside

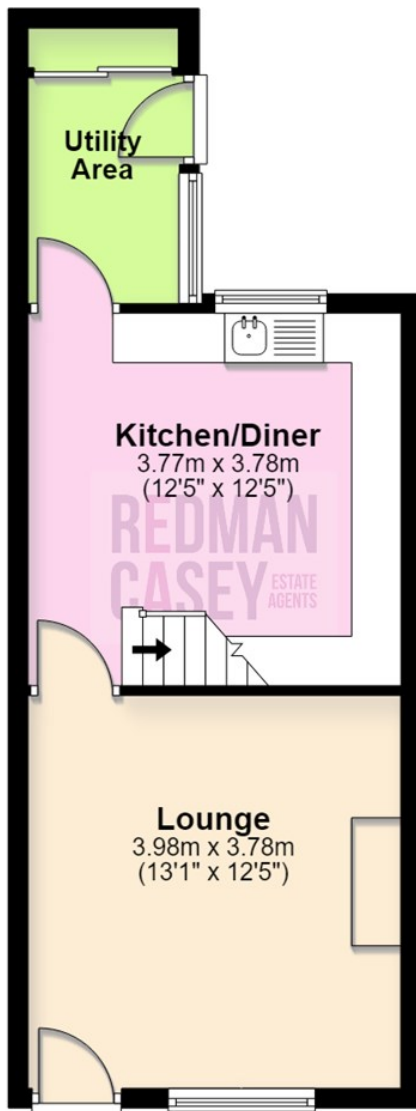
Rear, enclosed by wall to rear and sides, concrete hard standing and courtyard, rear gated access, outside cold water tap.





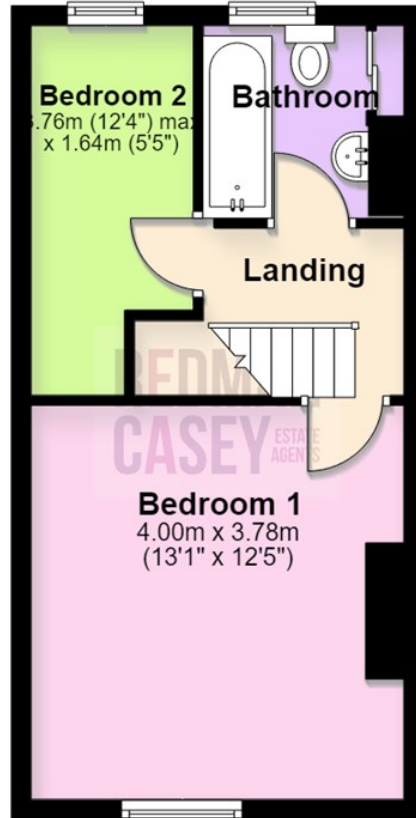
Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.5 sq. feet)



Total area: approx. 63.8 sq. metres (686.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

