

25 Webb Street, Horwich, Bolton, BL6 5NS



Offers In The Region Of £137,500

Deceptively spacious mid terraced property ideally located for access to local amenities, shops, schools and transport links. the property does require decorative updates but has had a modern kitchen and bathroom fitted and offers a chance to put your own stamp on the décor. Offering generous accommodation the property has open plan living room fitted kitchen two large bedrooms and shower room. Benefitting from uPVC double glazing throughout the property must be viewed and is sold with no onward chain and vacant possession

- Spacious Mid Terrace
- Modern Fitted Kitchen
- 2 Generous Bedrooms
- EPC Rating TBC
- Open Plan Lounge Diner
- Modern Shower Room
- No Chain
- Council Tax A



Located within easy access of local amenities, shops, schools and transport links for M61 and Railway this two double bedroom mid terraced property offers a fantastic opportunity to put your own stamp on a house. Currently the property comprises: Porch, hallway, lounge open plan to dining area, fitted kitchen with a range of modern base and wall units. To the first floor there are two double bedrooms and large shower room fitted with a modern white suite. Outside the property benefits from a small front garden and to the rear a hardstanding courtyard. Whilst the property does require decorative updating throughout the kitchen and shower room are modern and the property benefits from uPVC double glazing throughout, it is also sold with no chain and vacant possession and will make a fantastic first time purchase or buy to let investment. Viewing is essential to appreciate all that is on offer.

Porch 4'5" x 3'2" (1.35m x 0.96m)

Door to:

Hallway

Door to:

Lounge 11'8" x 11'0" (3.56m x 3.35m)

UPVC double glazed window to front, living flame effect gas fire with stone built surround, open plan, door to:

Dining Area 14'10" x 14'6" (4.52m x 4.41m)

UPVC double glazed window to rear, stairs, door to:

Kitchen 13'10" x 6'9" (4.21m x 2.05m)

Fitted with a matching range of green base and eye level with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker with extractor hood over, uPVC frosted double glazed window to side, ceramic tiled flooring, uPVC double glazed door to rear.

Landing

Door to:

Bedroom 1 11'11" x 14'10" (3.63m x 4.52m)

Two uPVC double glazed windows to front.

Bedroom 2 14'8" x 8'9" (4.46m x 2.66m)

UPVC double glazed window to rear.



Shower Room

Recently refitted with three piece modern white suite with comprising, double shower enclosure with electric shower and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height wet wall panelling to all walls, heated towel rail, extractor fan and electric fan heated, uPVC frosted double glazed window to rear, vinyl flooring.

Outside

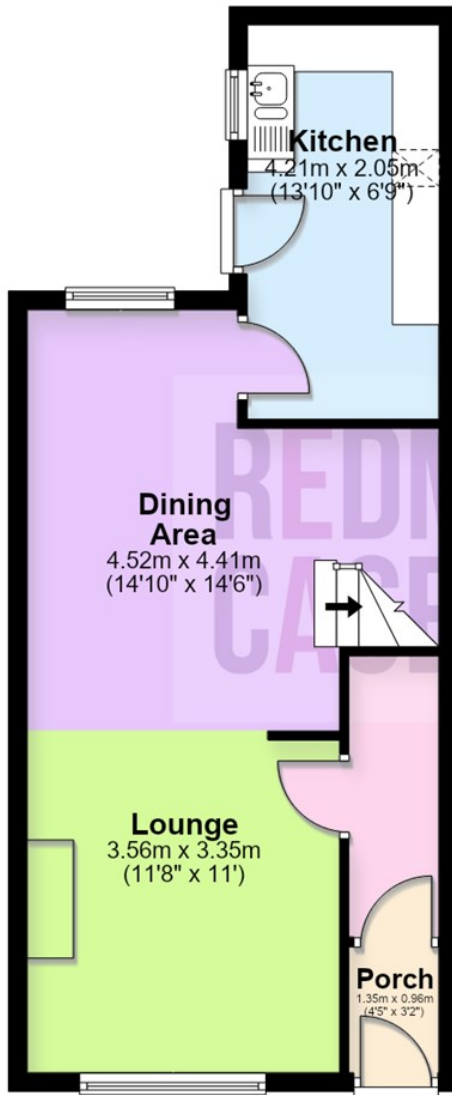
Front garden with mature flower and shrub beds, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door.

Rear, enclosed by brick wall to rear and sides, paved hard standing and courtyard, rear gated access.



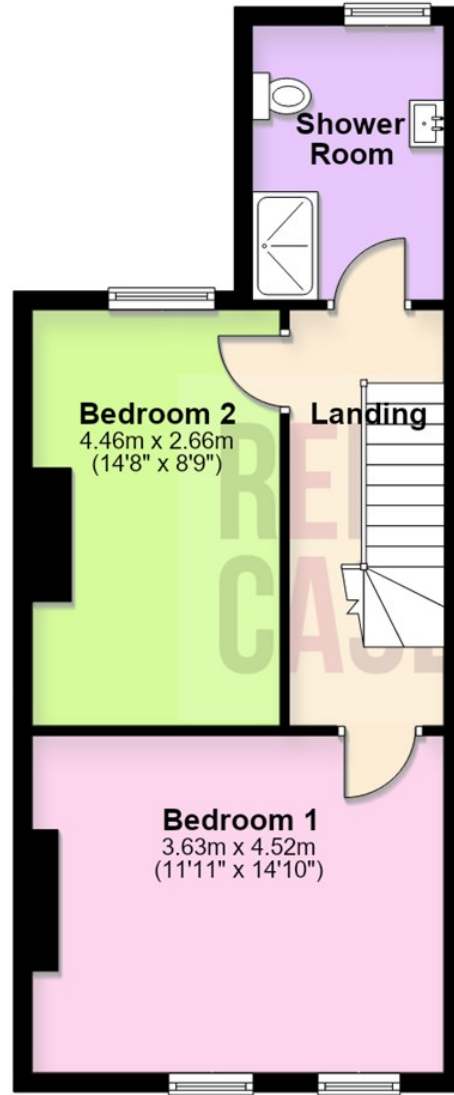
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

