

10 Grace Street, Horwich, Bolton, BL6 7PP



Offers In The Region Of £139,995

Well presented mid terraced property offering excellent accommodation for a first time buyer or buy to let investor. Ideally located for access to Horwich town centre, shops and amenities along with local schools and transport links. Viewing is highly recommended to appreciate all that is on offer.

- 2 Bedroom Mid Terrace
- Fitted Dining Kitchen
- Courtyard to Rear
- EPC Rating C
- Spacious Lounge
- 2 Generous Bedrooms
- Sold with No Onward Chain
- Council Tax Band A



Situated within easy access of all Horwich town centre amenities this two bedroom mid terraced property will make an ideal first purchase or buy to let investment, benefiting from gas central heating and double double glazing the property comprises :- Lounge, fitted dining kitchen with built in appliances, to the first floor there are two bedrooms and bathroom fitted with a three piece white suite. outside there is a courtyard area with paved and gravel patio. Viewing is highly recommended to appreciate all that is on offer.

Lounge 12'1" x 13'0" (3.68m x 3.95m)

UPVC double glazed window to front, double radiator, two wall lights, Composite double glazed entrance door, double door, door to:



Kitchen/Diner 12'9" x 13'0" (3.88m x 3.95m)

Fitted with a matching range of beech effect base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in range with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, stairs to first floor landing, double door.



Landing 6'7" x 2'8" (2.00m x 0.81m)

Radiator, door to:

Bedroom 1 12'1" x 13'0" (3.68m x 3.95m)

UPVC double glazed window to front, radiator.

Bedroom 2 12'9" x 6'10" (3.88m x 2.09m)

UPVC double glazed window to rear, radiator.

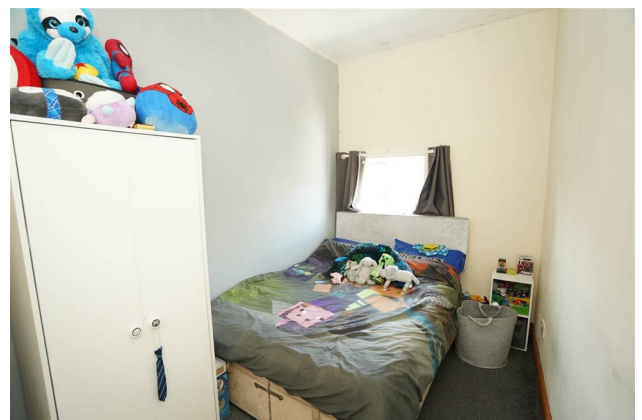
Bathroom 8'7" x 5'9" (2.61m x 1.76m)

Fitted with three piece modern white suite with comprising, deep panelled jacuzzi bath with mixer tap, wall mounted wash hand basin with mixer tap and low-level WC, half height ceramic tiling to three walls, heated towel rail, uPVC frosted double glazed window to rear.



Outside

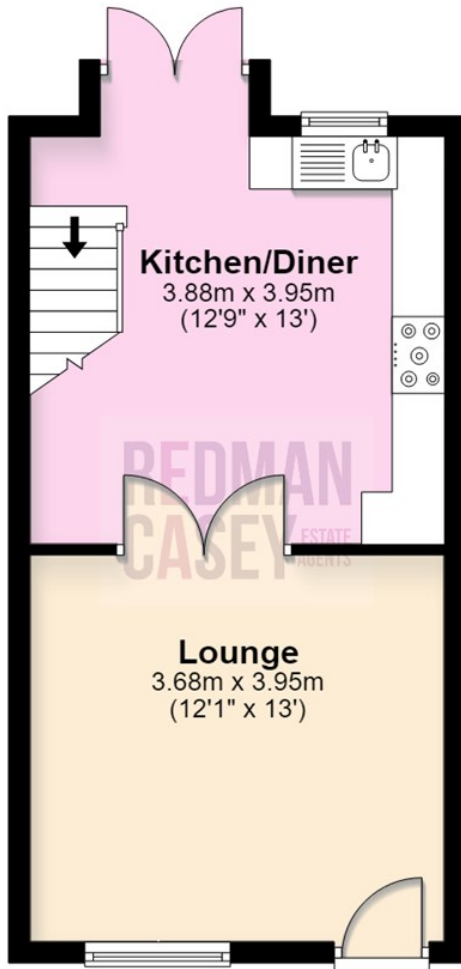
Rear, enclosed by brick wall to rear and sides, gravelled paved sun patio, rear gated access.





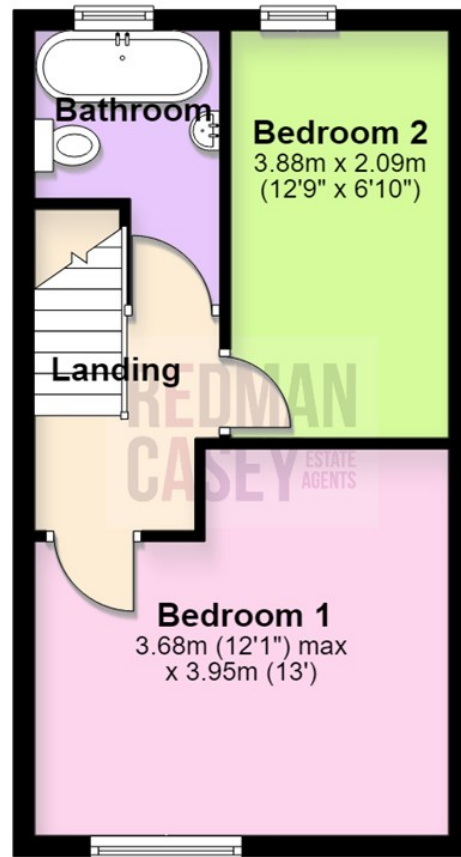
Ground Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.8 sq. feet)



Total area: approx. 61.3 sq. metres (659.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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	

