

41 Mason Street, Horwich, Bolton, Lancashire, BL6 5QP



**£115,000**

A well presented spacious 3 bed terraced home with 2 reception rooms, kitchen, 3 piece bathroom, outside brick built sheds with power and light, gas centrally heated and double glazed windows, set close to amenities, viewing essential.

- 3 Bedrooms
- Brick built Shed/Workshop
- Good Decorative Order Throughout
- 2 Receptions
- Close To Amenities
- Flexible Living Accommodation



A spacious residence positioned on Mason street, Horwich in good decorative order throughout within walking distance to supermarkets, and the bustling village centre of Horwich offering an array of amenities. The property offers flexible living accommodation throughout briefly comprising entrance hall, lounge, dining room, kitchen. On the upper level there are three bedrooms accessed off a landing and a three piece bathroom. Externally patio to the front and block paved patio to rear with brick built shed/workshop with power and light. Early viewing is essential to fully appreciate

### Hall

Entrance hall with slate effect flooring, doors lead to further accommodation, power points, stairs rise to upper level, storage cupboard.

### Lounge 11'9" x 11'3" (3.59m x 3.42m)

Spacious inviting hall with doors leading to further accommodation, stairs rise to upper level.

### Dining Room 12'8" x 11'3" (3.87m x 3.42m)

Access from the hall to dining room with double glazed window to rear, power points, under stairs storage, access to kitchen, wall mounted radiator, ample space for dining

### Kitchen 8'4" x 7'2" (2.53m x 2.19m)

Access to kitchen from the dining room with a range of wall and base units with contrasting work surfaces, integrated oven and grill with 4 hob gas burner and extractor over, integrated fridge, inset single & quarter drainer sink with mixer tap, door to side elevation, double glazed window to rear.

### Landing

Access to kitchen from the dining room with a range of wall and base units with contrasting work surfaces, integrated oven and grill with 4 hob gas burner and extractor over, integrated fridge, inset single & quarter drainer sink with mixer tap, door to side elevation, double glazed window to rear.

### Bedroom 1 11'9" x 14'4" (3.59m x 4.38m)

Good sized master bedroom with a range of fitted wardrobes providing storage and hanging space, further built in cupboards and shelving, wall mounted radiator, power points, double glazed window to front elevation.

### Bedroom 2 8'1" x 8'2" (2.47m x 2.50m)

Access from the landing to bedroom two with fitted wardrobe providing storage and hanging space, power points, glazed frosted window, double glazed window to rear, wall mounted radiator.



**Bedroom 3 8'4" x 7'2" (2.53m x 2.19m)**

Good sized third bedroom with power points, fitted wardrobes providing storage and hanging space, wall mounted radiator, double glazed window.

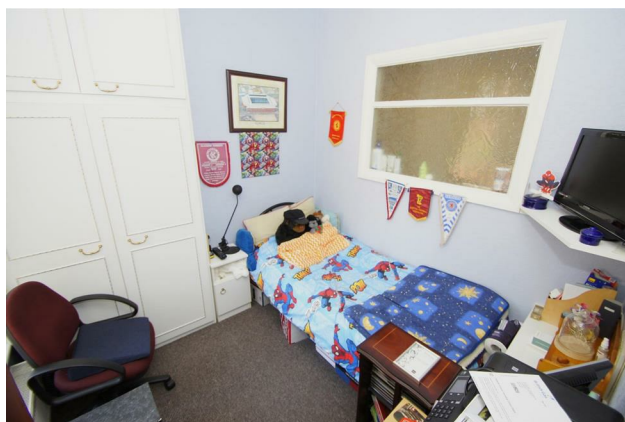
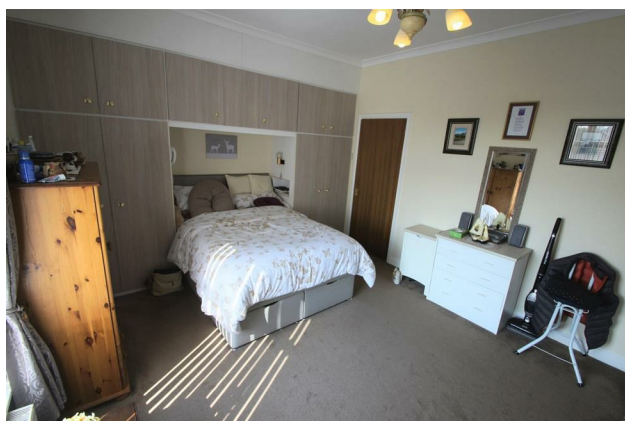
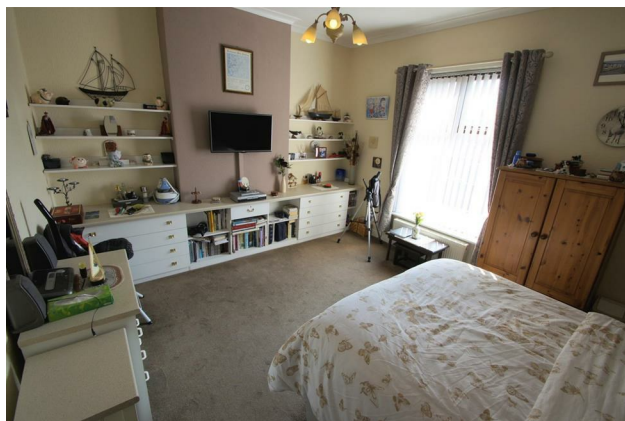
**Bathroom**

Modern bathroom suite with panelled bath with shower over and screen, low level W.C., pedestal mounted vanity wash basin, wall mounted radiator, tiled elevations.

**Outside**

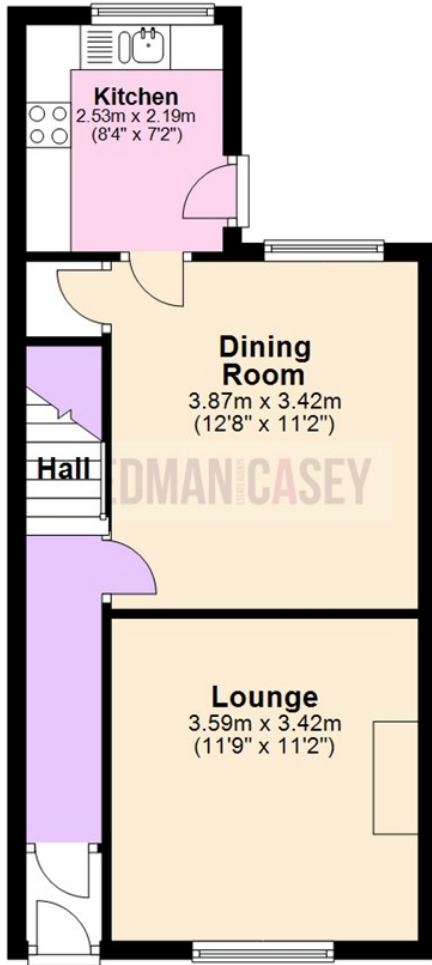
To the front a low maintenance patio

To the rear a block paved patio with two brick built sheds providing storage, power and light.



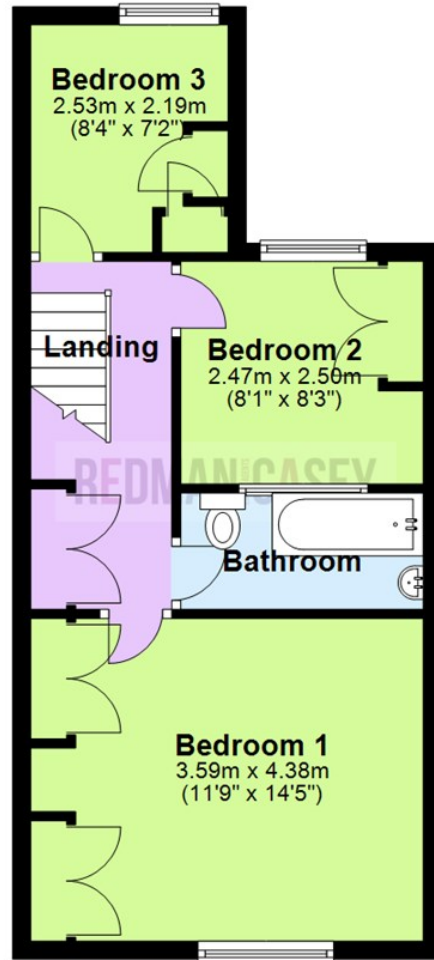
### Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 77.5 sq. metres (833.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

