

54 Catherine Street East, Horwich, Bolton, Greater Manchester, BL6 7JZ



Offers In The Region Of £119,995

Spacious mid terraced home offered with no onward chain ideal first time buy or buy to let investment previously achieving £500 PCM, 2 reception areas, 2 bedrooms, kitchen & bathroom, close to amenities, viewing essential.

- Popular location
- Two reception rooms
- No Chain
- Close To Amenities
- Modern finish
- EPC Rating D



A mid terraced residence offered with no onward chain on Catherine Street East, Horwich set within walking distance to the village centre of Horwich bustling with amenities and briefly comprising, lounge, dining room, kitchen, two bedrooms and a three piece bathroom. Further features include gas central heating, and double glazed windows. This is an ideal first time buy or buy to let opportunity previously achieving £500 PCM. Early viewing is essential to fully appreciate.

Lounge 13'3" x 12'10" (4.05m x 3.90m)

Double glaze window to front, power points, wall mounted radiator, door to further accommodation, laminate floor.



Dining Room 12'4" x 12'10" (3.75m x 3.90m)

Access from the lounge, open plan to kitchen, ample space for dining, power points, wall mounted radiator, stairs rise to upper level, double glazed window to rear, laminate flooring.



Kitchen 11'0" x 5'5" (3.35m x 1.66m)

access from the dining room to fitted kitchen with a range of wall and base units and contrasting work surfaces, power points, splash back tiling, inset single drainer sink with mixer tap, laminate floor, double glazed window to rear, space for cooker, door to rear.

Bedroom 1 10'4" x 12'10" (3.15m x 3.90m)

Good sized double bedroom with power points, wall mounted radiator, double glazed window, space for free standing or built in wardrobes.



Bedroom 2

Access off the landing with double glazed window to rear, power point, wall mounted radiator, wall mounted gas fired central heating boiler.

Bathroom

Three piece suite with panelled bath with shower over and screen, low level W.C., pedestal mounted vanity wash basin, partial tiled elevations, wall mounted radiator, frosted window.

Outside

To the front a flagged and gravelled area with soil bed.

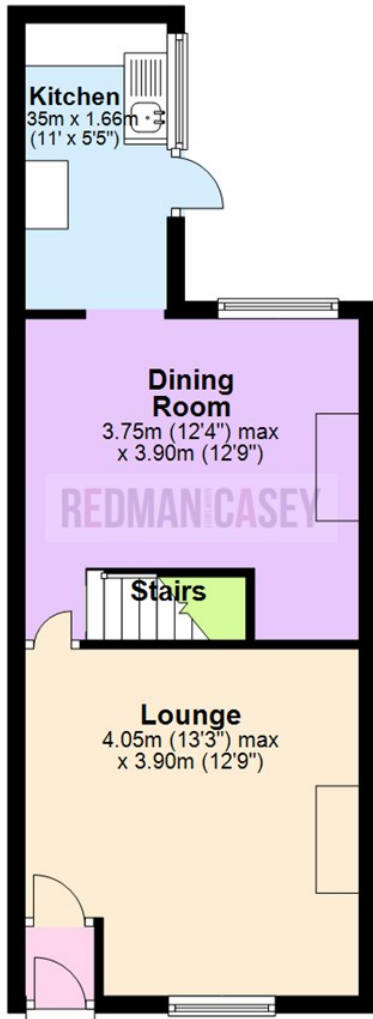
To the rear a low maintenance yard area.





Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



Total area: approx. 67.1 sq. metres (722.5 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) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

