

18 Watt Street, Horwich, Bolton, Greater Manchester, BL6 5NT



## £525 Per Month

A well presented mid terraced home on Watt Street Horwich, in good decorative order throughout. The accommodation briefly comprises: lounge, kitchen diner with stairs rising to upper level to landing providing two double bedrooms and a three piece shower room. The property also benefits from being gas centrally heated and having double glazed windows throughout and low maintenance decked and patio area to rear.

The property rests within easy reach to the centre of Horwich that offers an array of shops, cafes, pubs, restaurants and supermarkets. The property is also set within proximity to Middlebrook retail park, motor way access, and train station with early viewing essential to fully appreciate. Sorry no pets excluding assistance dogs and working professionals only.

- 2 Bedrooms
- Good Decorative Order Throughout
- Modern Three Piece Shower Room
- Available Now
- Gas Centrally Heated
- Close To Amenities
- Deposit £605.00
- EPC Rating - C



### **Lounge 12'8" x 12'4" (3.85m x 3.77m)**

Lounge to front elevation with double glazed window, wall mounted radiator, wall mounted gas fire, power points, door to kitchen diner.

### **Kitchen/Diner 11'5" x 12'4" (3.48m x 3.77m)**

Access from the lounge to kitchen diner offering a range of wall and base units with contrasting work surfaces and splash back tiling, power points, inset sink with mixer tap, plumbed for washing facilities, space for cooker, under stairs storage, double glazed window to rear, communicating door to rear, stairs rise to upper level, wall mounted gas fired central heating boiler housed in matching wall unit.

### **Landing**

Stairs rise to upper level, doors lead to further accommodation.

### **Shower Room**

Three piece suite with shower cubicle, low level W.C., vanity wash basin with under storage, wall mounted radiator, partial tiled elevations.

### **Bedroom 1 8'6" x 12'4" (2.59m x 3.77m)**

Access from the landing to bedroom one with double glazed window to front elevation, storage cupboard, fitted wardrobes providing storage and hanging space, power points, wall mounted radiator.

### **Bedroom 2 8'0" x 12'4" (2.45m x 3.77m)**

Access from landing to second bedroom with double glazed window, power points, wall mounted radiator, space for free standing or built in wardrobes.

### **Outside**

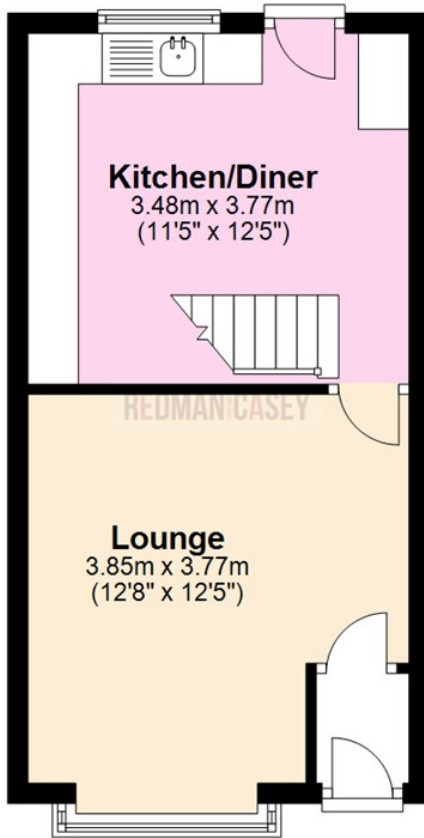
Low maintenance patio to front with decked area to rear with soil bedded area with seasonal plants with traditional brick walls to border.





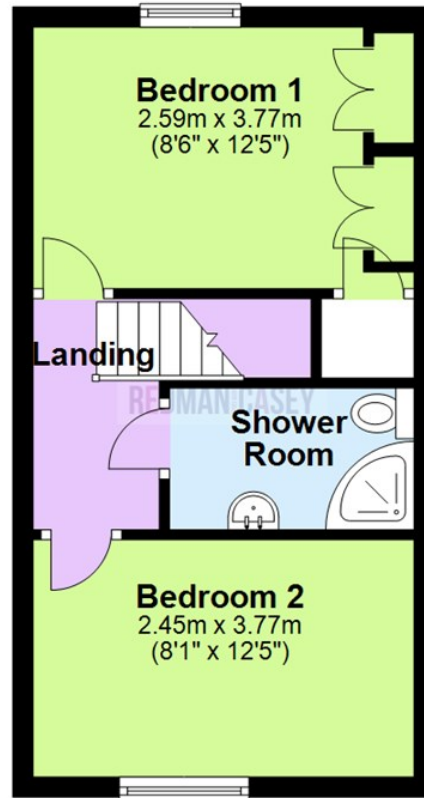
### Ground Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



### First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.1 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

