

24 Arkwright Street, Horwich, Bolton, Greater Manchester, BL6 6DP



Offers In The Region Of £137,500

Superbly presented and improved mid terraced property ideally located for access to local amenities, shops and schools. This deceptively spacious family home offers excellent and flexible accommodation with two spacious reception rooms fitted kitchen, two generous double bedrooms (formerly 3 bedrooms with easy option to put back to 3) fitted bathroom with three piece white suite and private rear courtyard garden.

- Well Presented Mid Terraced Home
- Fitted Kitchen
- Viewing Essential
- Two Reception Rooms
- Two Double Beds Was Three
- EPC Rating D



Ideally located for access to local shops schools and public transport, this two bedroom (Formerly 3 bedrooms) property offers flexible accommodation which comprises : - Lounge, dining room, fitted kitchen fitted with a range of cream gloss units with built in appliances. To the first floor there are two generous double bedrooms (this was previously 3 bedrooms) with the option to return to the original layout as all doors radiators and windows are still in place . Bathroom fitted with a three piece white suite. Outside there is a small frontage area and to the rear a private courtyard with patio area. The property must be viewed to appreciate all that is on offer.



Lounge 11'6" x 14'7" (3.50m x 4.44m)

UPVC double glazed box window to front, living flame effect electric fire with ornate stone surround, double radiator, radiator, two wall lights, double door to:

Dining Room 13'3" x 14'7" (4.04m x 4.44m)

UPVC double glazed window to rear, two radiators, stairs to first floor landing, door to:



Kitchen 12'4" x 6'0" (3.76m x 1.84m)

Fitted with a matching range of cream gloss base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, kick panel heater, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in double gas oven with electric grill , four ring gas hob with extractor hood over, uPVC double glazed window to side, vinyl flooring, uPVC double glazed stable door to garden.



Landing

Built-in over-stairs storage cupboard, door to:

Bedroom 1 14'6" x 14'7" (4.42m x 4.44m)

Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising three fitted wardrobes with hanging rails, shelving and overhead storage, fitted matching drawers, radiator, double radiator.

Bedroom 2 10'5" x 8'8" (3.17m x 2.65m)

UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, double radiator.



Bathroom

Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

Outside



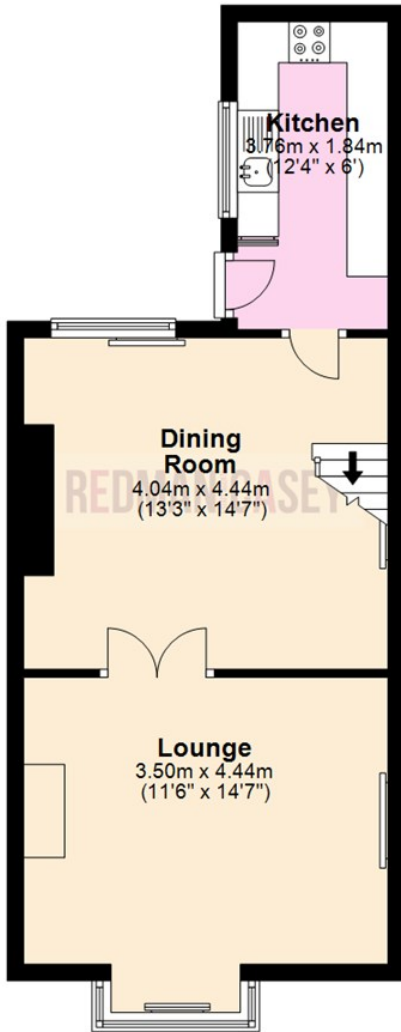
Frontage with paved area, enclosed by dwarf stone wall to front and sides, pathway steps leading to front entrance door, outside electric point.

Rear garden, paved sun patio, enclosed by timber fencing to rear and side, rear gated access, timber garden shed, outside cold water tap.



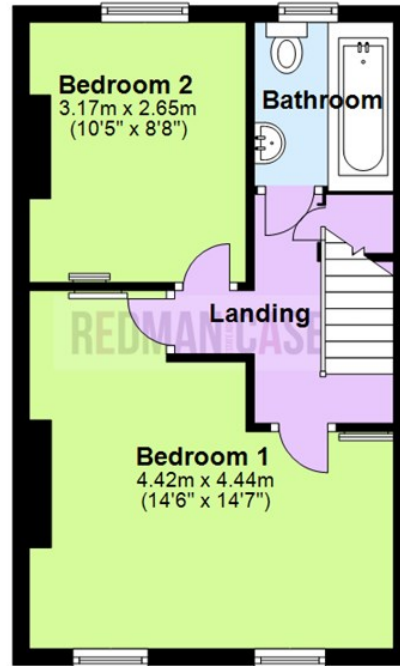
Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	55	
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		
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