

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



## £700 Per Month

Situated within easy walking distance of Horwich Town Centre, schools and amenities is this immaculately presented three bedroom mid terrace property that has undergone some renovations. It comprises of entrance hallway, lounge with decorative original open fireplace, fitted dining kitchen leading out to patio and garden. To the first floor there are three bedrooms and shower-room. The property has been redecorated throughout and new carpets have been laid. The property enjoys stunning views over Rivington to the rear. Externally there is a garden to the rear with mature shrubs and to the front there is a low maintenance garden with a barked area. Available soon.

- Three bedrooms
- Newly Fitted Carpets and Decorated
- Deposit £750
- Close To Local Amenities
- Available Now
- EPC Rating - C



## Hallway

Stairs to first floor door to:

## Lounge 13'1" x 10'3" (3.99m x 3.12m)

UPVC double glazed window to front, decorative feature  
original brick built open fireplace, oak effect flooring, radiator

## Kitchen 16'2" x 6'10" (4.93m x 2.08m)

Fitted with a matching range of base and eye level units with worktop space over, ceramic wall tiles, 1+1/2 bowl sink with mixer/ spray tap, plumbing for automatic washing machine, space for fridge/ freezer and tumble dryer, built-in electric oven, built-in gas hob, radiator, ceramic tile flooring, two double glazed windows and double glazed door to rear.



## Landing

Door to:

## Bedroom 1 10' x 9'2" (3.05m x 2.79m)

Built in wardrobes UPVC double glazed window to front, radiator

## Bedroom 2 9'2" x 7'8" (2.79m x 2.34m)

UPVC double glazed window to rear, radiator.

## Bedroom 3 6'11 x 6'9" (2.11m x 2.06m)

UPVC double glazed window to front, radiator



## Bathroom

UPVC double glazed window to front, radiator

## Outside

Front- Fenced and walled garden with various mature shrubs, brick and paved path.

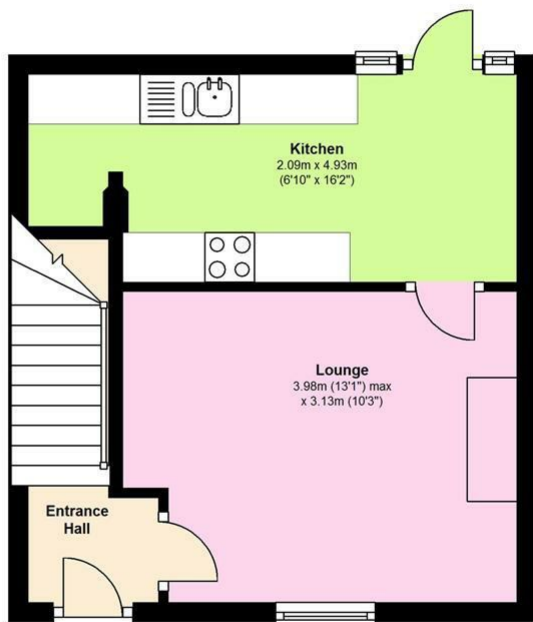
Rear - Enclosed, private garden, patio and additional seating area, with a variety of mature shrubs and trees. Delightful views over open countryside.



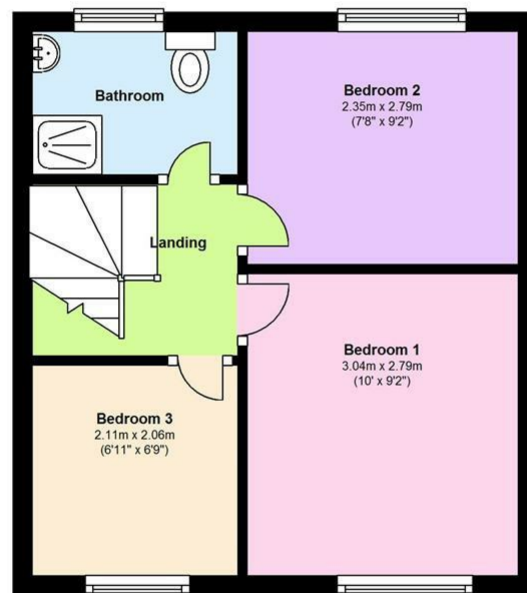




**Ground Floor**  
Approx. 26.3 sq. metres (283.2 sq. feet)



**First Floor**  
Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 53.5 sq. metres (575.7 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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	

