

8 Pioneer Street, Horwich, Bolton, BL6 7DP



## Offers Around £125,000

Two bedroom mid terraced property, located in a very popular residential area of Horwich. Close to local shops, schools, transport links and easy access to Rivington. This home is in need of some modernisation but benefits from two reception rooms and a kitchen. Benefits from gas central heating and some double glazing, sold with vacant possession and no onward chain. Viewing highly recommended to appreciate the location and potential of the two bedroom home.

- Mid Terraced
- Residential Location
- No Chain
- Awaiting EPC
- 2 Bedroom
- Gas Central Heating
- Vacant Possession
- Council Tax Band A



Two bedroom mid terraced property, located in a very popular residential location, close to local shops, both secondary and primary schools, transport links and easy access to Rivington. The property comprises, Inner porch, hall, lounge, dining room, kitchen, to the first floor there are two bedrooms and a family bathroom. To the outside there is a small garden to the front and enclosed rear yard. In need of some modernisation, but the property has some original features and benefits from gas central heating, partial double glazing and is sold with vacant possession and no onward chain. Viewing is recommended to appreciate the location and potential of this property.

### Inner Porch

Hardwood entrance door to front,

### Hall

Double radiator, stairs:

### Lounge 12'0" x 11'10" (3.67m x 3.61m)

Hardwood leaded window to front, gas fire set in tiled surround, double radiator.

### Dining Room 14'0" x 11'10" (4.26m x 3.61m)

UPVC double glazed window to rear, gas fire set in tiled surround, double radiator:

### Kitchen 11'11" x 7'9" (3.63m x 2.35m)

Matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, gas oven, hardwood window to side, door, hardwood entrance door to side.

### Under Stairs Storage.

### Bedroom 1 12'0" x 15'1" (3.67m x 4.60m)

UPVC double glazed window to front, double radiator:

### Bedroom 2 14'0" x 9'6" (4.26m x 2.89m)

UPVC double glazed window to rear, double radiator.

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower area with over, folding glass screen and mixer tap and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, double radiator.

### Landing

Storage cupboard:

### Outside Front

Small garden area fully enclosed.

### Outside Rear

Enclosed rear yard with room for patio seating area.

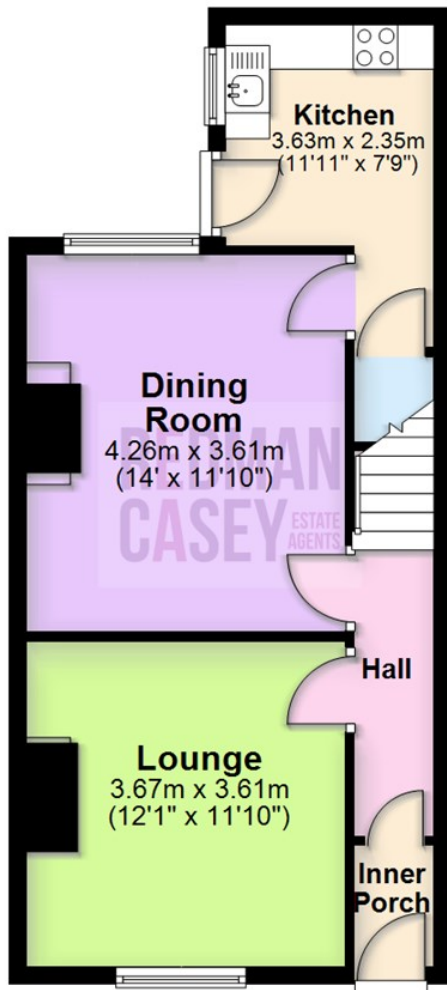






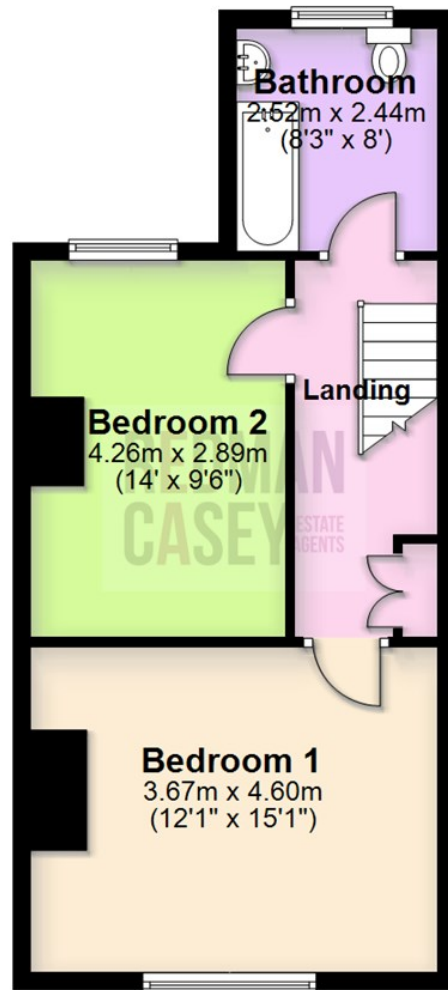
## Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Total area: approx. 86.4 sq. metres (930.1 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>		
(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 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		
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