

26 Cooper Street, Horwich, Bolton, Lancashire, BL6 7AT



Offers In The Region Of £175,000

3 bedroom semi detached property situated in the heart of Horwich. This property would make an ideal home for a growing family that want easy access to amenities and schools. It comprises of entrance hallway, lounge, dining kitchen, three bedrooms and family bathroom. Viewing essential.

- 3 Beds
- Exceptional Rear Garden
- Good Decorative Order Throughout
- No Chain
- Close To Amenities
- Driveway



Positioned in the heart of Horwich within walking distance to the village centre bustling with amenities, shops, cafes, restaurants, wine bars and pubs this semi detached residence resting on an exceptional plot briefly comprising, entrance lobby, lounge, kitchen diner. On the upper level there are three bedrooms and a three piece bathroom suite. Further features include gas central heating and double glazed windows. Externally a drive to the front with exceptional rear garden. The property is offered with no onward chain with early viewing recommended.

Lobby

Door to lobby, stairs rise to upper level, door to lounge

Lounge 13'8" x 11'1" (4.16m x 3.39m)

Access from lobby to lounge with glazed leaded window to front elevation, laminate floor, feature fireplace, door to kitchen diner, power points, wall mounted radiator, under stairs storage.

Kitchen/Diner 10'3" x 13'3" (3.13m x 4.03m)

Access from the lounge to kitchen diner with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, integrated oven & grill with four hob gas burner, integrated fridge, plumbed for washing facilities, ample space for dining, glazed leaded windows to side and rear elevations, door to rear.

Landing

Stairs rise to upper level, doors lead to further accommodation, glazed leaded window to side elevation.

Bedroom 1 13'8" x 7'7" (4.16m x 2.30m)

Good sized double bedroom with power points, space for wardrobes, wall mounted radiator, glazed leaded window to front elevation.

Bedroom 2 10'3" x 7'7" (3.13m x 2.30m)

Access to bedroom two with power points wall mounted radiator, space for wardrobes, glazed leaded window to rear with views over rear garden.

Bedroom 3 9'9" x 6'2" (2.98m x 1.89m)

Situated to the front aspect with glazed leaded window, cupboard, wall mounted radiator.

Bathroom

Three piece suite with low level W.C. vanity wash basin, panelled bath with shower over and screen, tiled floor, frosted window.

Outside

Flagged patio and garden area with flagged drive providing off road parking to front.

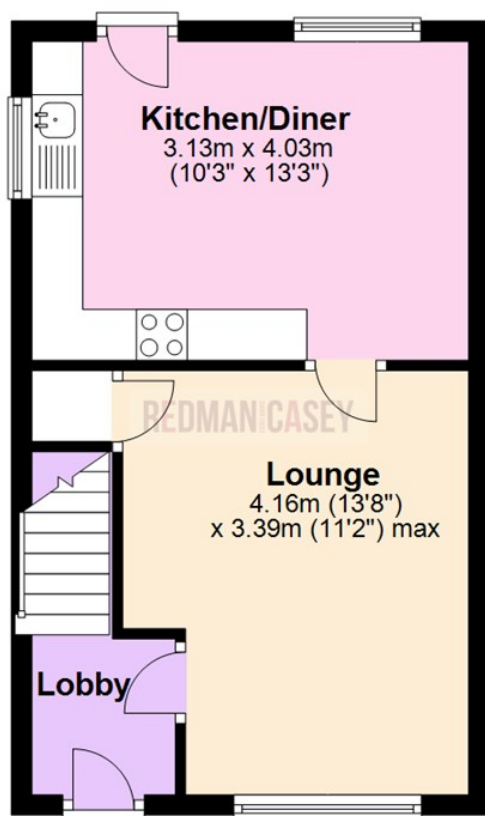


To the rear a patio and lawned garden with soil bed providing an exceptional rear garden



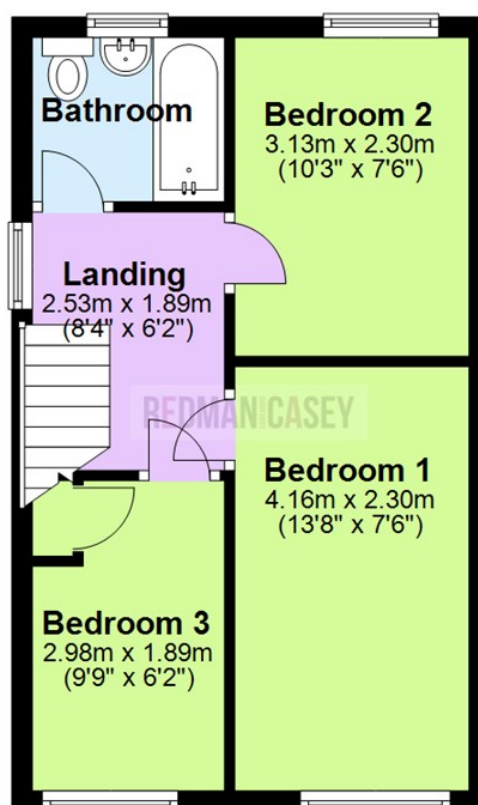
Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)




Total area: approx. 63.3 sq. metres (681.1 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) 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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 