

22 Siemens Street, Horwich, Bolton, BL6 5PR



£150,000

Well presented and improved two double bedroom mid terraced property ideal for a first time buyer. Ideally located for access to local amenities shops and transport links for road and rail. The property is well decorated throughout and offers spacious accommodation with lounge . dining kitchen, two double bedrooms and large bathroom. Small front garden with slate chippings and paved rear garden with artificial grass Viewing essential to appreciate all that is on offer.

- 2 Double Bedroom Mid Terrace
- Fitted Dining Kitchen
- Courtyard to Rear
- EPC Rating C
- Spacious Lounge
- Large Bathroom
- Gas Central Heated and Double Glazed
- Council Tax Band A



A well presented 2 double bedroom mid terraced home. The property has been improved by the current owners and is in good decorative order throughout. Situated within easy reach of local amenities, transport & commuting links, motor way access and the ever popular Middlebrook retail park. The property briefly comprises entrances hall, lounge, fitted kitchen diner with door leading to a low maintenance rear courtyard with patio and artificial lawned area. To the first floor there are two generous bedrooms and a three piece modern white bathroom suite. The property further benefits from gas central heating, and double glazed windows, Early viewing would be recommended to fully appreciate.

Entrance Hall

Carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge 14'3" x 11'5" (4.35m x 3.48m)

UPVC double glazed window to front, radiator, dado rail, coving to ceiling, door to:

Kitchen/Diner 10'1" x 14'5" (3.08m x 4.40m)

Fitted with a matching range of cream fronted base and eye level units with drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, two uPVC double glazed windows to rear, radiator, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door to Storage cupboard, built-in under-stairs storage cupboard.

Storage cupboard, built-in under-stairs storage cupboard.

Landing

Door to:

Bedroom 1 11'2" x 14'5" (3.41m x 4.40m)

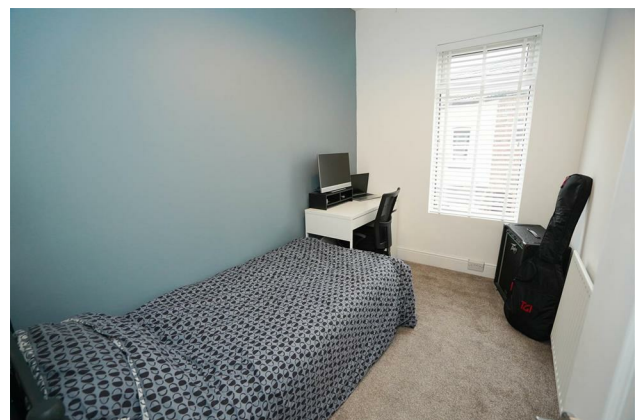
UPVC double glazed window to front, fitted double wardrobe(s), radiator, double door, door to:

Bedroom 2 10'4" x 6'10" (3.15m x 2.09m)

UPVC double glazed window to rear, radiator.

Bathroom

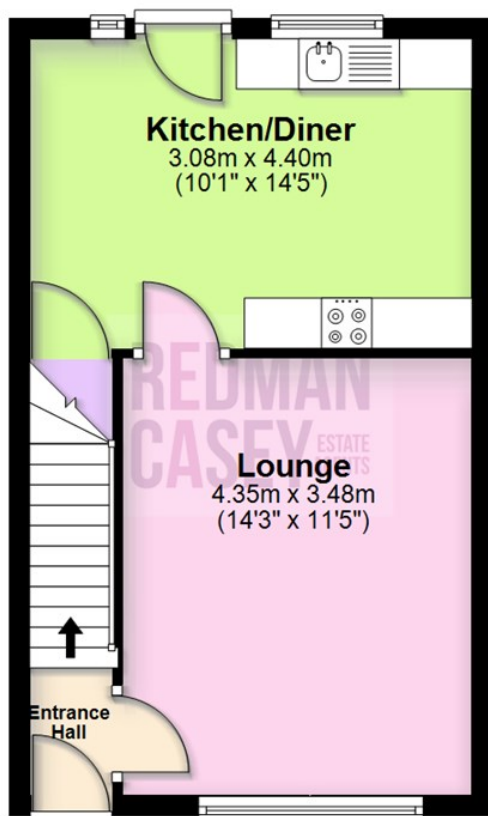
Fitted with three piece modern white suite comprising deep panelled bath with shower over, inset wash hand basin in vanity unit with cupboards under and tiled splashback and low-level WC, ceramic tiling to one wall, uPVC frosted double glazed window to rear, radiator, vinyl flooring.





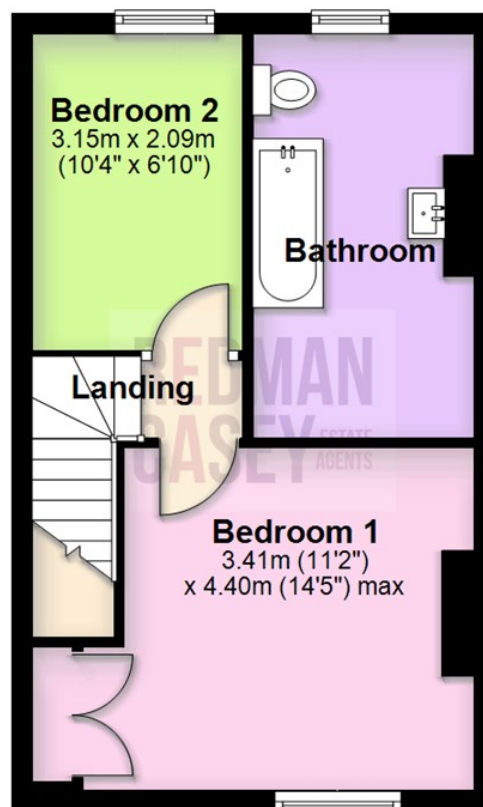
Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 66.2 sq. metres (712.0 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		
	64	84
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		
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