



Total area: approx. 119.8 sq. metres (1289.3 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>	<b>85</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>73</b>	
<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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**12 St Catherines Court Richmond Street, Horwich, Bolton, BL6 5QG**

An ideal opportunity to purchase this excellent four bedroom town house just off Chorley New Road in the centre of Horwich, offering spacious living throughout including four double bedrooms, spacious garden and allocated parking! Ready for new owners/first time buyers to move straight in. It is perfect for any investors looking to add another property to their portfolio or a first time investor looking for a low maintenance home which will return good rental yield.

**Offers In The Region Of £215,000**





The property comprises; entrance hallway leading into the downstairs W.C and storage cupboard. There is an open plan kitchen/lounge/diner with a range of modern beech wall and base units, space for a dining table and opening into the spacious lounge with patio doors to the rear.

To the first floor there is the large master bedroom with built in storage and en-suite shower room. There is a good sized second bedroom and well sized three piece bathroom suite. The top floor there are another two double bedrooms with Velux windows to the front and rear respectively. Located a short walk to the centre of Horwich and its excellent amenities and 5 minute drive to the M61, Horwich Parkway Train Station & Middlebrook Retail Park. This spacious home is ideally located close to well regarded schools and a bustling village centre.

**Entrance Hall**

Built-in storage cupboard with shelving, built-in storage cupboard, radiator, laminate flooring, stairs to first floor landing, uPVC entrance door with matching side panel, door to:

**WC**

Fitted with piece modern white suite comprising, pedestal wash hand basin with tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

**Lounge/Diner**

18'11" x 16'8" (5.76m x 5.08m)  
Two windows to rear, double radiator, radiator, laminate flooring, uPVC double glazed french doors to garden, open plan, door to:

**Kitchen**

8'5" x 10'0" (2.57m x 3.06m)  
Fitted with a matching range of beech effect 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, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, vinyl flooring.

**Landing**

UPVC double glazed window to front, stairs to second floor landing, door to:

**Bedroom 1**

10'7" x 13'8" (3.22m x 4.17m)  
UPVC double glazed window to rear, built-in wardrobe(s) with hanging rail, two radiators, door to:

**En-suite**

Fitted with three piece white suite with comprising, pedestal wash hand basin with tiled splashback, tiled shower enclosure and low-level WC, extractor fan, radiator.



**Bathroom**

Fitted with three piece white suite with comprising, panelled bath with shower over and mixer tap, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, extractor fan, shaver point, radiator.

**Bedroom 2**

11'5" x 10'0" (3.48m x 3.06m)  
UPVC double glazed window to front, radiator.

**Landing**

Door to:

**Bedroom 3**

10'11" x 16'8" (3.32m x 5.08m)  
Twodouble glazed velux skylight to rear, radiator, sloping ceiling.

**Bedroom 4**

10'11" x 13'2" (3.33m x 4.01m)  
Twodouble glazed velux skylight to front, radiator, sloping ceiling.

**Outside**



Open plan front garden, tarmac driveway to the front with car parking space for two cars with mature flower and shrub beds. Private rear garden, enclosed by timber fencing to rear and sides, small paved sun patio with lawned area and mature flower and shrub borders, timber garden tool storage shed, paved pathway rear pedestrian gate.