

1 Catherine Street West, Horwich, Bolton, BL6 7JY



Offers In The Region Of £145,000

Well presented two bedroom end terrace property which enjoys spectacular views over Rivington, it is well placed for access to Rivington, local amenities, well regarded schools and transport links. It would suit a first time buyer or buy to let investment. The property benefits from gas central heating, double glazing spacious accommodation with a low maintenance front garden and secure yard to the rear with shed. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer

- Well Presented End Terrace
- Fitted Kitchen
- Low Maintenance Gardens
- EPC Rating D
- Spacious Lounge
- 2 Generous Bedrooms
- No Chain Vacant Possession
- Council Tax Band A



Situated within easy reach of Rivington countryside this two bedroom end terrace property is also well placed for access to local amenities, well regarded schools and transport links. The property comprises of entrance porch, lounge with feature fireplace, dining kitchen, two double bedrooms, the main with fitted wardrobes and a three piece family bathroom with shower over bath. Externally the property benefits from a low maintenance front garden and secure yard to the rear with shed. The property is sold with no onward chain and vacant possession and benefits from gas central heating and double glazing throughout. Viewing is essential to appreciate all that is on offer.

Porch 2'4" x 3'9" (0.71m x 1.15m)

Frosted double glazed window to side, uPVC frosted double glazed window to side, uPVC double glazed entrance door, door to:

Lounge 13'10" x 13'1" (4.22m x 3.99m)

UPVC double glazed window to front, wall mounted living flame effect fire, radiator, laminate flooring, door to:

Kitchen 7'10" x 13'1" (2.38m x 3.99m)

Fitted with a matching range of white base and eye level units with contrasting, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to rear, radiator, slate tiled flooring, stairs to first floor landing, uPVC double glazed door to garden, door to Storage cupboard.

2'9" x 5'9" (0.84m x 1.74m)

Storage cupboard.

Landing 2'8" x 13'1" (0.82m x 3.99m)

Radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1 10'11" x 13'1" (3.33m x 3.99m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching drawers, double radiator.

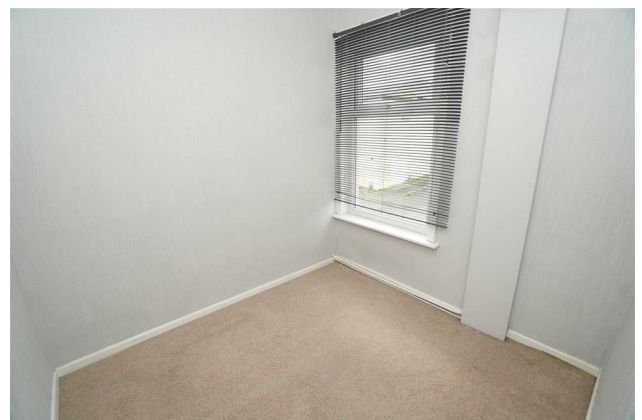
Bedroom 2 7'11" x 8'1" (2.42m x 2.46m)

UPVC double glazed window to rear, radiator.

Bathroom 11'1" x 4'8" (3.37m x 1.43m)

Fitted with three modern white suite with comprising, deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed window to rear.

Outside

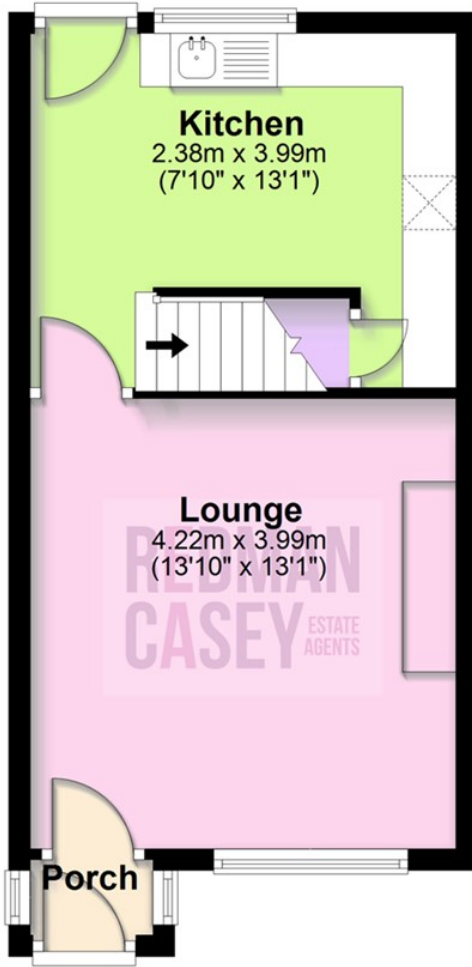


Front garden, enclosed by dwarf stone wall front and side, gated access, paved hard standing. Rear, enclosed by brick wall to rear and sides, paved hard standing, rear gated access, timber garden shed.



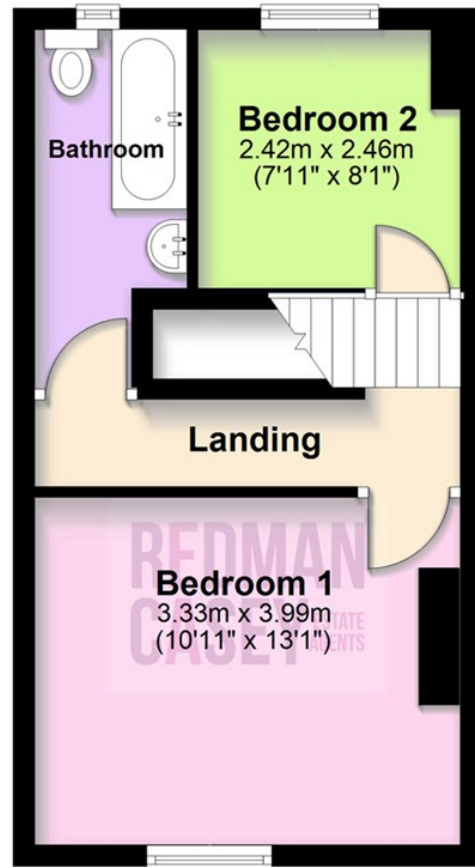
Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

