

124 Wright Street, Horwich, Bolton, BL6 7HU



**£185,000**

Superbly presented and deceptively spacious mid stone terraced property offering excellent accommodation with three bedrooms generous lounge fitted dining kitchen and utility room. Ideally located for all amenities and would make an ideal first purchase or buy to let investment. Viewing is essential

- Deceptively Spacious Mid Terraced
- Fitted Dining Kitchen and Utility Room
- Enclose Courtyard
- EPC Rating D
- Spacious Lounge
- 3 Generous Bedrooms
- Viewing Essential
- Council Tax Band A



Located within easy access of local amenities and Horwich town center this deceptively spacious mid stone terraced property offers excellent accommodation comprising:- Porch, hallway, spacious lounge with feature fire, Fitted dining kitchen and utility room. To the first floor there are three bedrooms with fitted robes to main bedroom and bathroom fitted with a modern three piece suite with p-shaped bath and under floor heating. Outside there is a generous fully enclosed rear courtyard with paved patio. The property benefits from gas central heating and double glazing and is worthy of internal inspection



**Vestibule 3'5" x 3'8" (1.03m x 1.11m)**

UPVC double opaque entrance door, door to:

**Hallway 17'10" x 3'8" (5.43m x 1.11m)**

Radiator, carpeted stairs to first floor landing.

**Lounge 12'10" x 11'4" (3.91m x 3.45m)**

UPVC double glazed window to front, log effect gas with flagged hearth, cast- iron stove with glass door in chimney, radiator, two wall lights, decorative coving to moulded ceiling.



**Kitchen/Diner 13'9" x 12'3" (4.20m x 3.73m)**

Fitted with a matching range of cream fronted base and eye level units with drawers, cornice trims and contrasting timber worktops, 1+1/2 bowl china sink unit with stainless steel swan neck mixer tap and tiled splashbacks, gas range with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, tiled flooring, door to:



**Utility 8'5" x 6'3" (2.57m x 1.91m)**

Plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to side, radiator, tiled flooring, wall mounted concealed gas boiler serving heating system and domestic hot water, uPVC double glazed door to rear.

**Landing**

Built-in over-stairs storage cupboard, door to:

**Bedroom 1 13'7" x 9'7" (4.14m x 2.92m)**

UPVC double glazed window to rear, two built-in wardrobes with hanging rails, shelving, overhead storage and cupboards, double radiator.



**Bedroom 2 12'10" x 8'0" (3.91m x 2.43m)**

UPVC double glazed window to front, radiator.

**Bedroom 3 8'0" x 6'6" (2.43m x 1.99m)**

UPVC double glazed window to front, built-in storage cupboard, radiator, door to:

**Bathroom**

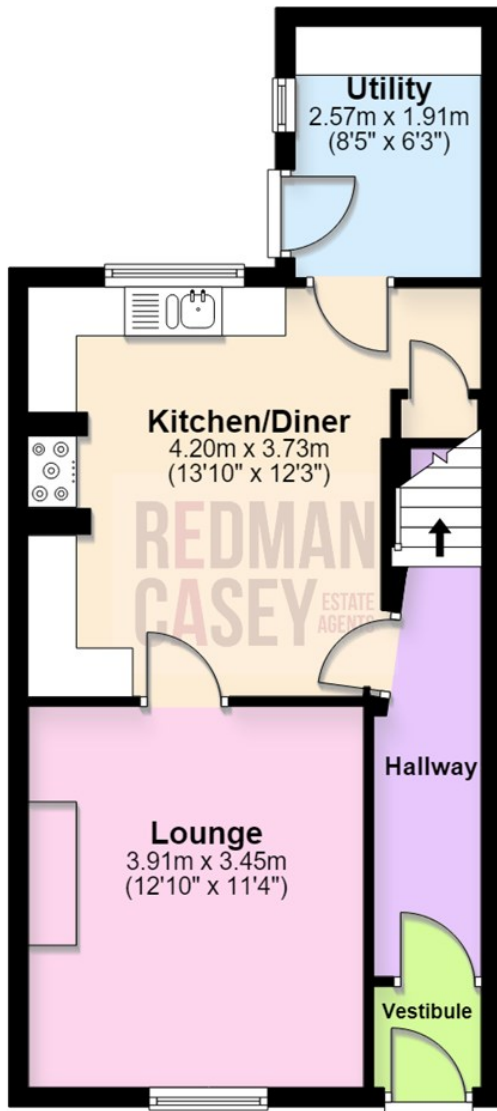


Fitted with three piece modern white suite with comprising, deep panelled p shaped bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, tiled flooring.



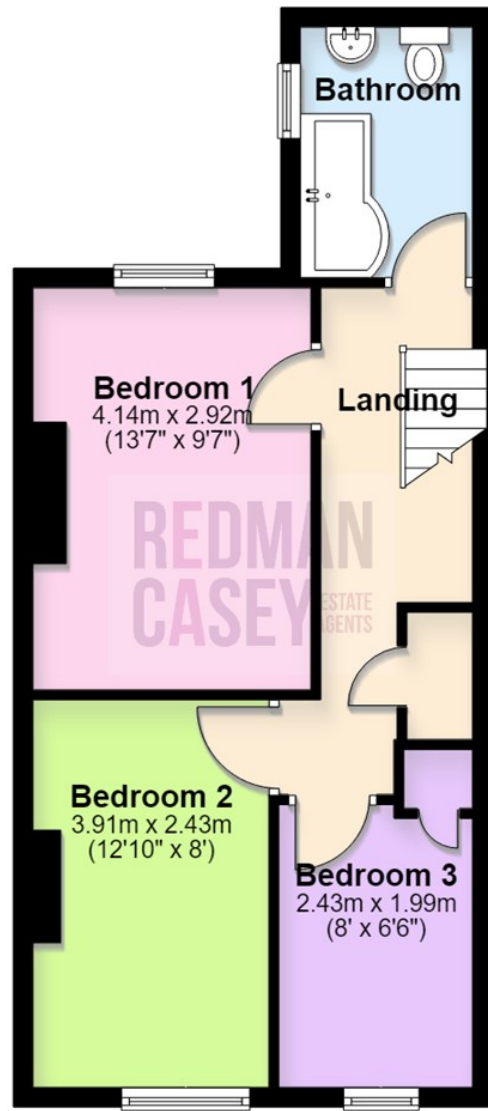
### Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

#### 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>67</b>	<b>88</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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