

8 Fox Street, Horwich, Bolton, BL6 5NZ



Asking Price £185,000

Spacious three bedroom mid terraced property, located in a very popular residential location, Close to local schools, shops, road and rail links and all local amenities. This home benefits from open plan accommodation to the ground floor which gives this a modern contemporary look, fully double glazed and gas central heating plus paved patio seating area to the rear. This garden fronted property is highly recommended for viewing to appreciate the condition, location, space and all this home has to offer.

- Three Bedroom
- Freehold
- Vacant Possession
- EPC Rating C
- Double Glazed
- Mid Terraced
- Spacious Accommodation
- No Chain
- Council Tax Band A
- Gas Central Heating



Well presented spacious three bedroom mid terraced property located in a very popular residential location. This freehold property comprises:- Inner porch, hallway, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom To the outside there is a garden to the front and a rear fully enclosed rear yard. Located close to local primary and secondary schools, good road and rail links, shops and all local amenities. Benefiting from being freehold, fully double glazed, gas central heating, garden fronted, this property must be viewed to appreciate the condition, location and all that this home has to offer.

Inner Porch 3'5" x 6'0" (1.04m x 1.83m)

UPVC double glazed entrance door to front,:

Entrance Hall 15'0" x 6'3" (4.56m x 1.90m)

Stairs, :

Lounge 12'2" x 11'3" (3.71m x 3.43m)

Bay window to front, radiator, open plan, :

Dining Room 13'2" x 11'3" (4.02m x 3.43m)

Two windows to rear, double radiator, uPVC double glazed entrance door to rear, open plan, :

Kitchen 12'0" x 6'9" (3.66m x 2.05m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl polycarbonate sink unit with single drainer and stainless steel mixer tap, built-in slimline dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear.

Bedroom 1 13'2" x 11'7" (4.02m x 3.53m)

UPVC double glazed window to rear, double radiator.

Bedroom 2 12'2" x 11'7" (3.71m x 3.53m)

UPVC double glazed window to front, radiator,:

Bedroom 3 8'11" x 6'11" (2.73m x 2.10m)

UPVC double glazed window to front, radiator, :

Bathroom 7'2" x 5'8" (2.19m x 1.72m)

Three piece suite with comprising, deep panelled bath, vanity wash hand basin with cupboards under, mixer tap and half height ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail

Landing 8'11" x 5'8" (2.71m x 1.72m)

Radiator,:

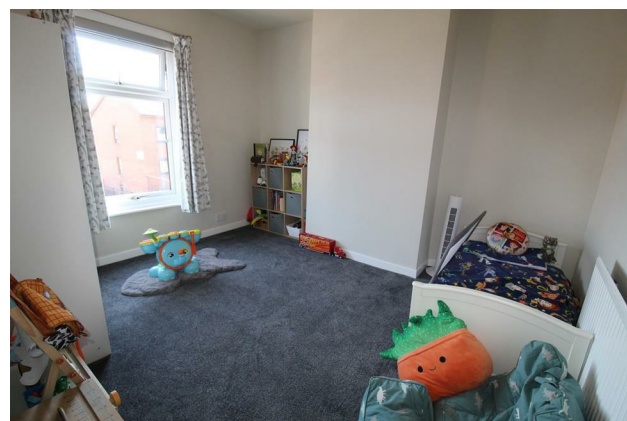


Outside Front

Garden fronted with mature planting.

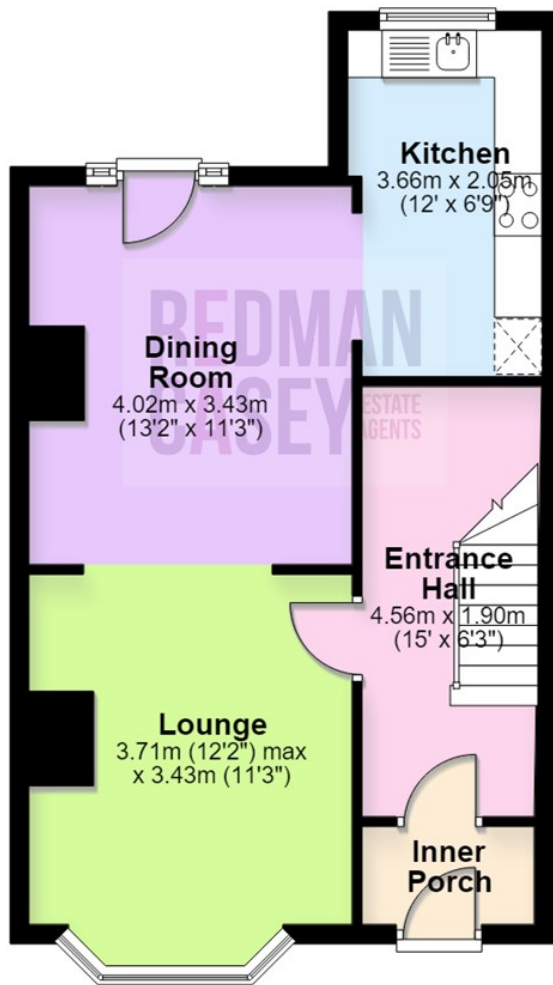
Outside Rear

Enclosed Rear yard laid to paving.



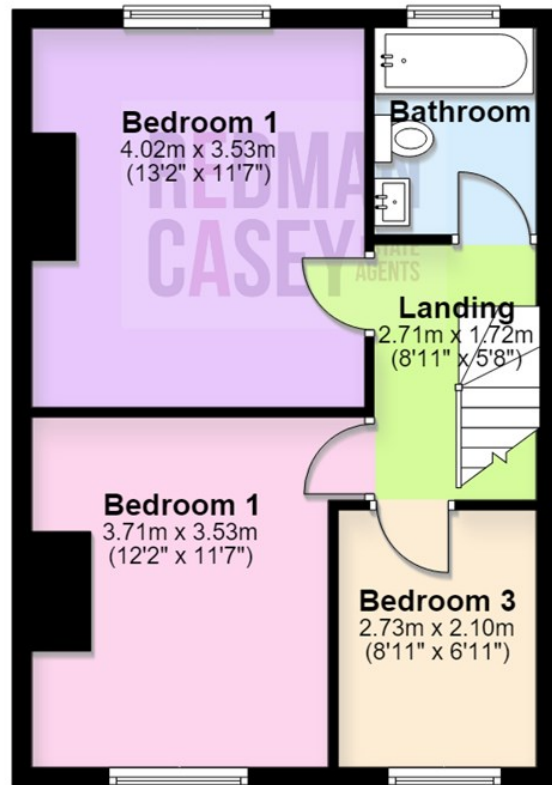
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 87.9 sq. metres (945.6 sq. feet)

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		
	70	85
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 	

