



INDEPENDENT ESTATE AGENTS



11 Armstrong Street, Horwich, Bolton, BL6 5PW

A modernised two bedroom and two reception room home position just off Chorley New Road and available with no chain. Ideal for first time buyers and buy to let investors.

- NO CHAIN
- MANCHESTER COMMUTER BELT
- 1.5 MILES TO BLACKROD TRAIN STATION
- RECENTLY RENTED SO BENEFITS FROM RELEVANT GAS AND ELECTRIC SAFETY CHECKS
- ENCLOSED COURTYARD
- MODERN AND NEUTRAL PRESENTATION THROUGHOUT
- AROUND HALF A MILE TO HORWICH
- AROUND 2 MILES TO MOTORWAY LINK
- INCREASED INSULATION TO REDUCE RUNNING COSTS
- SOME RECENT RE DECORATION HAS BEEN COMPLETED



£145,000

11 ARMSTRONG STREET, HORWICH, BOLTON, BL6 5PW

Positioned with a popular group of homes connecting with Chorley New Road and often purchased by first time buyers and buy-to-let investors.

This home has previously been rented out and benefits from the relevant gas and electric safety checks and to aid lower running costs there has been an increased level of insulation.

There is a sizable reception room position to the front and a modern dining kitchen to the rear. To the first floor the two bedrooms are a good size the master of which being particularly generous.

An early viewing is strongly advised.

The seller informs us that the property is Freehold with a rent charge of £1.50 per annum.

Council Tax Band A - £1,451.39

THE AREA

Positioned within a popular group of homes connecting with Chorley New Road and ideally placed for Manchester commuters. The mainline train link is around 1.5 miles away and there is also good access towards junction six of the M61. Horwich is very well located for in terms of commercial facilities. The large out of town Middlebrook Retail development is one of the largest commercial parks within England and includes a plethora of shops and services. Horwich Centre itself is a traditional market style town, it's around half a mile away and includes a number of good quality, mainly independently owned, business.

One of the strongest factors for people to settle in the town is the proximity to the superb countryside which includes a stretch of the west Pine Moors and Rivington country park. The woodland trust have recently bought the Smithers estate and are heavily investing in this rural part of town and it is worth noting that the nearby village of Adlington includes a stretch of the Leeds Liverpool canal.



ROOM DESCRIPTIONS

Ground Floor

Vestibule

3' 0" x 3' 2" (0.91m x 0.97m) Access into reception room 1.

Reception Room 1

13' 2" (max to the alcove) x 13' 2" (4.01m x 4.01m)

Reception Room 2

13' 2" (max to alcove) x 11' 2" (to the understairs) (4.01m x 3.40m)

Kitchen

13' 11" x 6' 6" (4.24m x 1.98m) Wall and base units, wall with white gloss finish, base with grey gloss. Integral gas hob plus extractor and oven. Space for tall fridge freezer and washing machine. Cupboard conceals the central heating boiler. Tiled splashback. Large tiled window. Glass paneled door.

First Floor

Landing

Bedroom 1

10' 4" x 13' 1" (3.15m x 3.99m) To the front.

Bedroom 2

8' 5" x 8' 1" (2.57m x 2.46m) To the rear and looks towards an open green space.

Bathroom

4' 10" x 11' 5" (1.47m x 3.48m) Rear window. Bath. WC. Hand basin. Tiled splashback. Shower from mains. Storage.

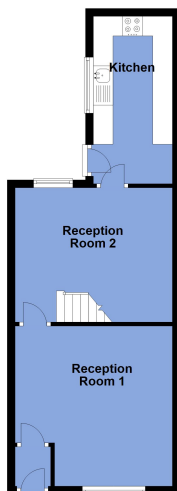
Inner Passageway

13' 1" x 2' 10" (3.99m x 0.86m)





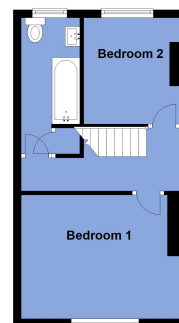
Ground Floor



Total area: approx. 69.7 sq. metres (749.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(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, Scotland & Wales		EU Directive	86

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