



INDEPENDENT ESTATE AGENTS

35 Mason Street, Horwich, Bolton, BL6 5QP
£160,000
FOR SALE

A well-proportioned two bedroom and two reception room bay fronted terrace home within a block of just three similar dwellings at the top end of Mason Street.



- TWO RECEPTION ROOMS
- ENCLOSED COURTYARD
- REAR ELEVATION REPOINTED 2023
- TOWN SERVED BY A NUMBER OF PRIMARY AND SECONDARY SCHOOLS
- AROUND 1 MILE TO TRAIN STATION NO CHAIN
- TWO DOUBLE BEDROOMS
- ONE OF JUST THREE SIMILAR HOMES WITHIN THE END OF THIS BLOCK
- EXCELLENT ACCESS TO HORWICH CENTRE AND LOCAL SUPERMARKETS
- UNDER 1 MILE TO NEW LEISURE CENTRE AND HEALTH HUB
- LARGE BATHROOM AND LOFT PART BOARDED WITH LIGHT

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35 MASON STREET, HORWICH, BOLTON, BL6 5QP

Benefiting from excellent ongoing maintenance and available to the market with no chain is this two double bedroom and two reception room bay fronted terraced home. Please note that the loft has been part boarded for storage and includes lighting.

This property is one of just three similar design homes positioned at the top end of Mason Street and offers substantial room proportions throughout. Decorated in a neutral palate such homes typically appealed to first time buyers, investors and also those downsizing from a larger property but wishing to retain generous room sizes.

During the last 10 to 15 years, there has been upgrades to many of the big ticket items including kitchen, bathroom, windows and the installation of central heating with the most recent maintenance being carried out during last year which was repointing of the rear elevation.

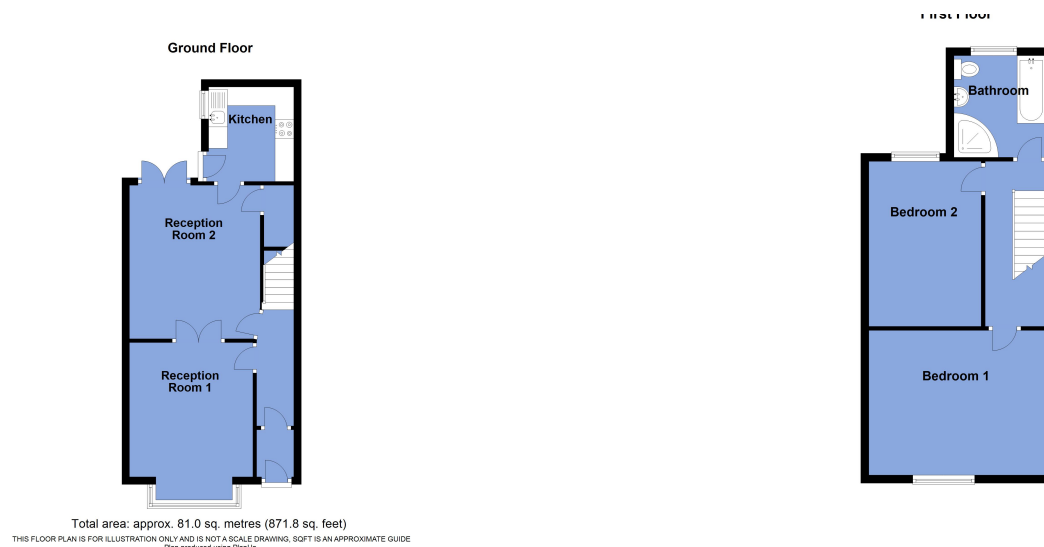
The seller informs us that the property is Freehold

Council Tax is Band A - £1,451.39

THE AREA

Mason Street offers superb access to Blackrod train station which is on the main line to Manchester.

Horwich town centre with its diverse shops and services is just 0.1 miles away. In addition to the train link, Horwich includes Junction 6 of the M61 for excellent motorway access towards Manchester and Preston; the town also includes popular countryside with the backdrop to the town itself being a pleasant stretch of the West Pennine Moors. Any outdoor enthusiasts will no doubt be thrilled with the countryside facilities on offer.



ROOM DESCRIPTIONS

Ground Floor

Vestibule

3' 3" x 4' 1" (0.99m x 1.24m) Mosaic tiled finish to the floor. Further access to the large hallway.

Hallway

3' 2" x 10' 5" (0.97m x 3.17m) Original coving. Additional plaster detailing. Mosaic tiled finish to the floor.

Reception Room 1

10' 9" x 13' 10" (3.28m x 4.22m) Boxed bay window with individual windows. Fireplace, hearth and surround. Ceiling height of 9' 0" (2.74m)

Reception Room 2

11' 4" x 13' 6" (3.45m x 4.11m) Positioned to the rear. French doors to the rear. Understairs storage measuring 2' 8" x (approx) 7' 7" (0.81m x (approx) 2.31m). Access into the kitchen.

Kitchen

8' 1" x 7' 5" (2.46m x 2.26m) Glass paneled side door plus window. U-shape of units. Space for tall fridge freezer. Integral oven, hob and extractor. Space for additional appliances also.

First Floor

Landing

Fitted loft hatch plus ladder.

Bedroom 1

15' 0" x 11' 9" (4.57m x 3.58m) Double bedroom positioned to the front with a ceiling height of 9' 5" (2.87m). Window to the front.

Bedroom 2

13' 7" x 9' 1" (4.14m x 2.77m) Double bedroom positioned to rear, looking into the courtyard.

Bathroom

7' 6" x 8' 1" (2.29m x 2.46m) Rear window. Corner shower. Bath within tiled enclosure. WC with concealed cistern. Hand basin within a matching unit. Wall mounted gas central heating boiler.

Exterior

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Enclosed rear courtyard. Roller shutter entrance into the rear service road. Low maintenance finish. External water.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC