



## 11 Hawksley Street, Horwich, Bolton, BL6 6EH

A two bedroom and two reception room terraced home which is well presented and located in a very popular area. Useful loft storage room. Around 2 miles to motorway link and 1.7 miles to train link.

- MID-TERRACED HOME BETWEEN CHORLEY NEW ROAD AND VICTORIA ROAD
- KITCHEN EXTENSION
- COUNCIL TAX BAND A
- ENCLOSED COURTYARD
- TRAIN LINK AROUND 1.7 MILES
- TWO RECEPTION ROOMS (DINING ROOM IS OPEN PLAN WITH THE KITCHEN)
- LARGE MASTER BEDROOM
- USEFUL LOFT STORAGE ROOM
- MOTORWAY CONNECTION UNDER 2 MILES

£150,000





# 11 HAWKSLEY STREET, HORWICH, BOLTON, BL6 6EH

## The Home

An early viewing is strongly advised for this two bedroom and two reception room, mid-terraced home. Hawksley Street is positioned in a popular group of residential properties between Chorley New Road and Victoria Road, Horwich.

To the ground floor, there are two reception rooms, the rear of which is configured in an open plan style with the kitchen and this is an increasing sought-after feature.

Our clients currently use bedroom two as a dressing room, but it has also been used as a single bedroom when needed.

There is a set of pulldown ladders accessed from the landing which provides access to a useful loft storage room with roof light.

The property is presented in a fresh neutral style and such properties often generate a speedy sale.

The seller informs us that the property is Freehold subject to the payment of a yearly Rent charge of £2.00

Council Tax Band A - £1,531.45

## THE AREA

### The Area

Hawksley Street is located between Victoria Road and Chorley New Road and is around 1 mile from Horwich Centre. It also benefits from convenient access towards the Middlebrook retail development.

The transport links which serve the town are very popular and include the choice of mainline train stations, a motorway link to the M61 and the property itself is based near a main bus route.

Horwich is a popular town and includes a great variety of housing styles and is well placed for commuting towards Manchester and Preston. The hills provide a great backdrop to the town and attract people from far and wide, who enjoy walking in this pleasant open environment.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Reception Room 1

12' 4" x 11' 10" (3.76m x 3.61m) Fitted gas and electric meter cupboards. Feature fireplace. Access into reception room 2.

#### Reception Room 2

11' 10" x 12' 2" (max into the under stairs) (3.61m x 3.71m) Window to the rear courtyard. Feature fireplace. Stairs to first floor.

#### Kitchen

7' 4" x 5' 4" (2.24m x 1.63m) Side window. Exit door. Wall and base units in a gloss fronted finish. Integral gas hob plus oven. Plumbing and space for washing machine. Space in reception room 2, immediately next to the kitchen for a tall fridge freezer.

### First Floor

#### Landing Area

With large loft access

#### Bedroom 1

11' 9" x 12' 4" (3.58m x 3.76m) Large front double.

#### Bedroom 2

6' 10" x 6' 0" (not including the depth of the fitted storage) (2.08m x 1.83m) To the rear.

#### Bathroom

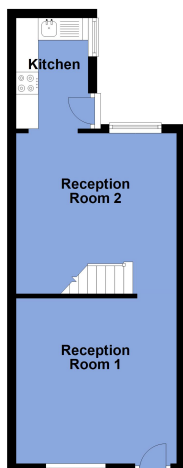
4' 0" x 12' 0" (1.22m x 3.66m) Rear window. WC. Hand basin. Bath with shower from mains over. Tiled splash back.







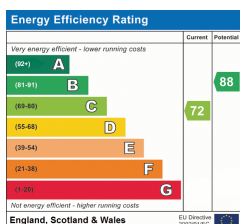
Ground Floor



Total area: approx. 58.4 sq. metres (628.3 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



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