



12 COOPER STREET HORWICH BL6 7AT

£150,000

Cooper Street is a highly regarded cul-de-sac located just off Lee Lane, offering excellent access to the many shops, cafes and services within Horwich town centre. One of the attractive features of this location is the relatively level walk into the town centre compared with other parts of the area, something which has historically helped homes here generate strong buyer interest.

Positioned within the Manchester commuter belt, the property also benefits from convenient transport links, with Blackrod train station located approximately 1.5 miles away. Horwich itself offers a superb balance between everyday convenience and access to beautiful surrounding countryside, with the West Pennine Moors providing a stunning natural backdrop that continues to attract buyers to the area.

The accommodation briefly comprises a spacious entrance porch leading into a hallway with stairs rising to the first floor. The ground floor currently offers two reception rooms and a separate kitchen. However, buyers should note that the wall between the kitchen and rear reception room is a stud partition, meaning it could be relatively easily removed to create an attractive open-plan kitchen and dining area. This would provide a fantastic space for modern living and entertaining, with French doors opening directly onto the rear garden.

To the first floor there are two generous double bedrooms, served by a bathroom which has been converted into a practical wet room. The loft has also been boarded to provide useful additional storage space.

Overall, the property offers a fantastic opportunity for buyers looking for a well-located home with the potential to modernise and add value. Offered for sale with no onward chain, early viewing is strongly recommended.

The seller informs us that the property is Freehold.

Council Tax Band A - £1,621.86

Ground Floor

Porch

With access to the hall.

Reception room 1

13' 1" x 9' 10" (3.99m x 3.00m) To the front.

Reception room 2

8' 3" x 10' 7" (2.51m x 3.23m) French doors to the garden. Runs parallel with the kitchen and with studded wall between the two.

Kitchen

7' 11" x 10' 0" (2.41m x 3.05m) U shape of units. Rear window. Wall mounted boiler.

First Floor

Bedroom 1

13' 4" x 9' 0" (4.06m x 2.74m) Front double. 2 windows.

Shower room

5' 10" x 6' 0" (1.78m x 1.83m) rear window, WC, hand basin and shower.

Bedroom 2

11' 0" x 10' 3" (3.35m x 3.12m) To the rear.

External

Garden

Front garden with access to porch. Rear garden with access to rear service road.