



Owsten Court, Horwich, Bolton, BL6 5HL

Monthly Rental Of £650

A well presented 3 bedroom modern terrace, located in a quiet cul-de-sac location off Butterwick Fields in Horwich, Bolton. Briefly comprises of the following, an entrance vestibule, downstairs W/C, a spacious lounge with a feature electric fire and surround, a modern fully fitted kitchen with an integrated gas hob, oven and extractor hood, an open plan dining area with french doors to the rear, and a good sized rear garden with a patio area and a lawn. To the upper floor, you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors. Warmed by gas central heating via a combi boiler. Sorry no dss, pets or smokers allowed.



ACCOMMODATION

Entrance Vestibule 6' 11" x 3' 10" (2.1m x 1.17m)

The entrance vestibule to the front of the property.

Downstairs W/C 5' 10" x 3' 3" (1.77m x 1.00m)

A useful downstairs water closet, with a basin and toilet in white. Found within the entrance vestibule to the front of the property.

Lounge 15' 9" x 12' 3" (4.79m x 3.74m)

A spacious lounge with a feature electric fire and surround. Decorated in neutral colours with a light brown carpet. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.



Kitchen 8' 4" x 7' 4" (2.54m x 2.23m)

A modern fully fitted kitchen with an integrated gas hob, oven and extractor hood. Fitted with a double glazed window to the rear aspect.

Dining area 8' 8" x 8' 6" (2.63m x 2.60m)

An open plan dining area with french doors to the rear aspect. Decorated in neutral colours with a light brown carpet. A pair of double glazed french doors are fitted to the rear aspect and warmed by a gas central heated radiator.



Stairwell to the Upper Floor

The stairwell to the upper floor. Decorated in neutral colours with a light brown carpet. Fitted with a spindle banister rail and balustrade to the upper floor landing area.



Family Bathroom 5' 11" x 6' 2" (1.8m x 1.88m)

A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Decorated in neutral with a light brown vinyl floor. A double glazed window is fitted to the rear aspect and warmed by a gas central heated radiator.

Master bedroom 11' 11" x 8' 11" (3.62m x 2.71m)

A double sized master bedroom to the front of the property, decorated in neutral colours with a light brown carpet. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.

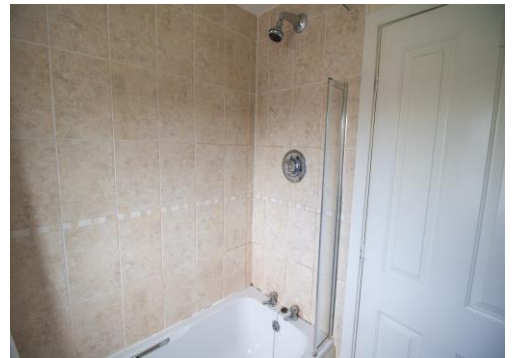
Bedroom 2 10' 10" x 8' 11" (3.29m x 2.71m)

A double sized bedroom to the rear of the property, decorated in neutral colours with a light brown carpet. A double glazed window is fitted to the rear aspect and warmed by a gas central heated radiator.

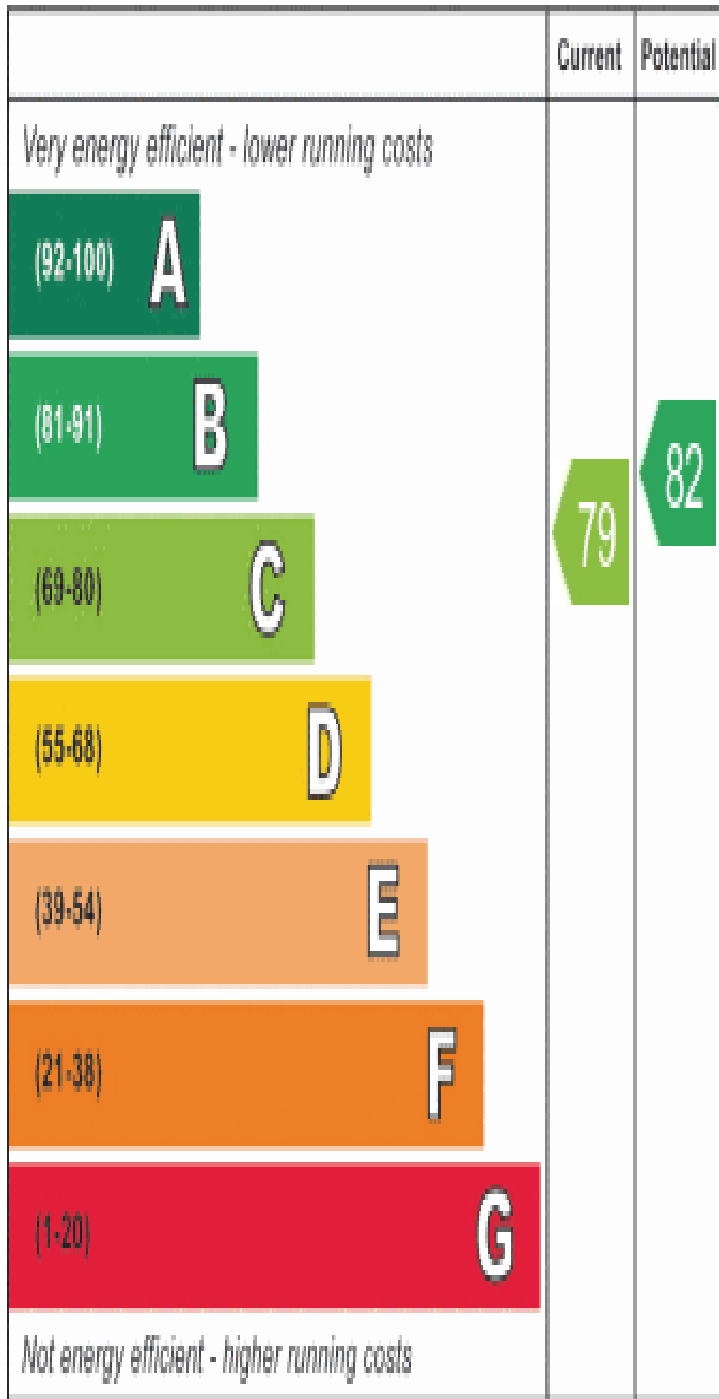


Bedroom 3 10' 8" x 6' 4" (3.24m x 1.92m)

A single sized bedroom to the front of the property, decorated in neutral colours with a light brown carpet. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.



Energy Efficiency Rating

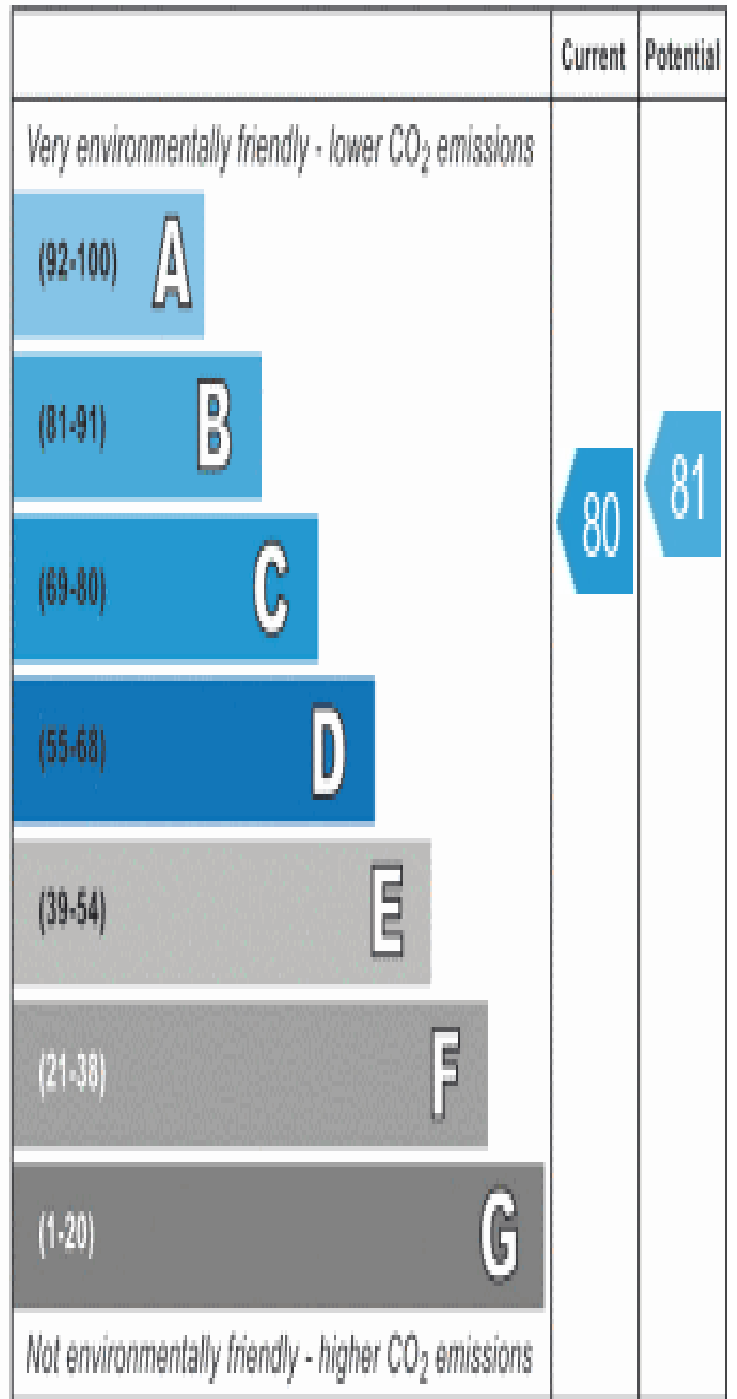


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC



Reference:

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