



Tenure: Leasehold 980 years from 07/05/1896 Ground Rent: £14 P/A Council Tax Band: A EPC Rating: C

MARY STREET WEST, HORWICH

- Three Bedroom Mid Terraced Home
- Recently Renovated Throughout to High Standard including New Boiler
- High Quality Kitchen & Bathroom Fittings.
- Ideal FTB or BTL Investment (Returning £800PCM)

£160,000



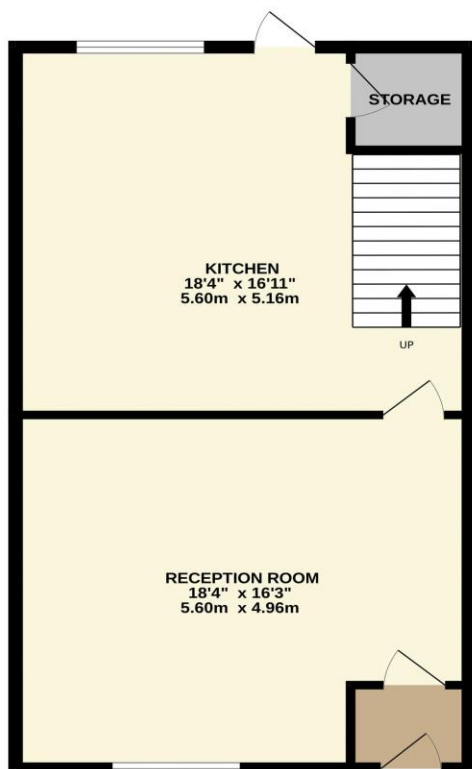
Regency



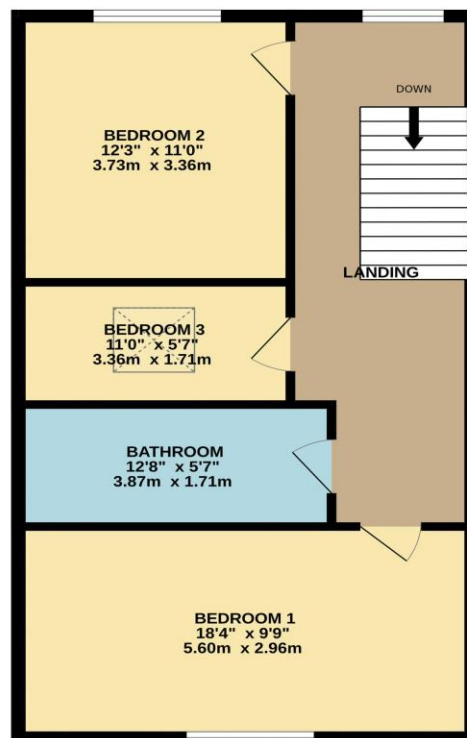
****MODERN THREE BED MID-TERRACE HOME IN CENTRE OF HORWICH**** Ideal BTL or FTB Home - Recently Modernised with Modern Bathroom & Kitchen - Central Horwich Location - Large Boarded Loft An excellent opportunity to purchase this three bedroom terraced home set on the ever popular Mary Street West, Horwich and has been beautifully renovated throughout ready for new owners to move straight in. The works include modern kitchen and bathroom, new combi boiler, new carpets and redecoration. The property would suit a landlord looking to get on the BTL ladder (returning £800PCM) or as a FTB home where no work is needed. Ideally located within walking distance to local primary school, Rivington & Blackrod High School, Horwich town centre and Rivington countryside yet only a short drive to local train stations, M61 & Middlebrook Retail Park. It really is a location which offers the best of both worlds. The property comprises; entrance porch leading into a spacious lounge with feature fireplace and to the rear a spacious kitchen with new modern wall and base units, understairs storage and access to the rear yard. Upstairs there are three bedrooms all of which are a good sized and are complimented by a three piece family bathroom with bath and over head shower that has been tiled and finished to a high standard. There is access off the landing to the boarded loft with ample storage and a skylight. To the rear there is good sized yard with access from the back street. Three bedroom houses finished to this standard in this location do not come on the market often on Mary Street, please contact the office ASAP to arrange a viewing



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements