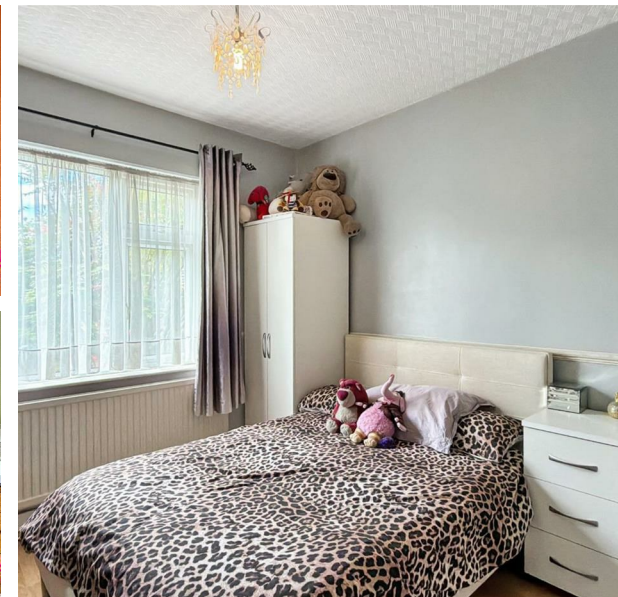


Factory Hill, Horwich, Bolton, BL6 6RZ

Offers Over £199,000

Council Tax Band: B



This two-bedroom semi-detached property offers practical and comfortable living accommodation, ideal for first-time buyers, small families, or investors.

Key Features:

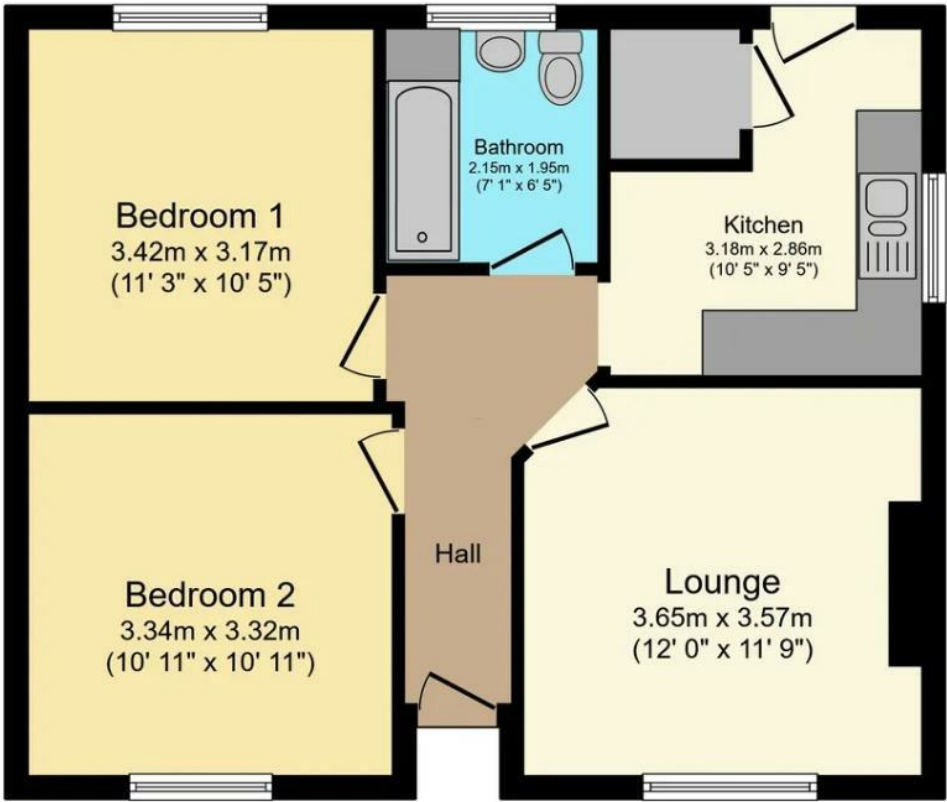
Two-bedroom semi-detached house with reception room, fitted kitchen, family bathroom, and parking, situated in the popular Horwich area.

Location Highlights:

Located on Factory Hill in Horwich, Bolton, the property benefits from nearby amenities, schools, and convenient transport and motorway connections.



404 Derby Street, Bolton, BL3 6LS
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Total floor area 55.2 sq.m. (594 sq.ft.) approx



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