

4 Carlton Grove, Horwich, Bolton, Lancashire, BL6 6HE



## Offers In The Region Of £158,000

Two bedroom mid terraced property in a superb residential location, close to rail links and motorways, local shops, schools and all local amenities. This property has many features with modern kitchen diner and bathroom, outside space to front and rear. This is one that must be viewed to appreciate both the condition and all this property has to offer. Ideal for first time buyer or investor.

- Two Bedroom
- Modern Kitchen Diner
- Rear Garden Space
- Gas Central Heating
- Council Tax Band A
- Mid Terraced
- New Bathroom
- Double Glazed
- EPC Rating D



Well presented two bedroom mid-terraced property situated in a very popular residential location close to local schools, shops, local amenities and rail and transport links. This property comprises:- Lounge, kitchen diner, two bedrooms and a family bathroom. The outside has a small enclosed garden area to the front and an enclosed rear yard which is decked and has a patio seating area. Benefitting from gas central heating, double glazing, a modern kitchen diner and bathroom, viewing is essential to appreciate both the condition and location of this property.

**Lounge 14'5" x 12'9" (4.39m x 3.88m)**

UPVC double glazed window to front, electric fire set in feature surround, double radiator, stairs, door to:



**Kitchen/Diner 12'0" x 12'9" (3.66m x 3.88m)**

Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated larder fridge and washing machine, built-in electric fan assisted oven, built-in electric hob with pull out extractor hood over, built-in microwave, uPVC double glazed window to rear, radiator, door.



**Bedroom 1 14'5" x 12'9" (4.39m x 3.88m)**

UPVC double glazed window to front, Storage cupboard, three built-in double wardrobes with hanging rail, shelving, overhead storage and drawers, radiator, two double doors, door to:

**Bedroom 2 12'0" x 6'10" (3.66m x 2.09m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Fitted with three piece suite comprising deep panelled bath with shower above, mixer tap and glass screen and close coupled WC, ceramic and tiling to all walls, towel rail, uPVC opaque double glazed window to rear, radiator.



**Landing**

Door to:

**Outside Front**

Enclosed small garden area.

**Rear Garden**

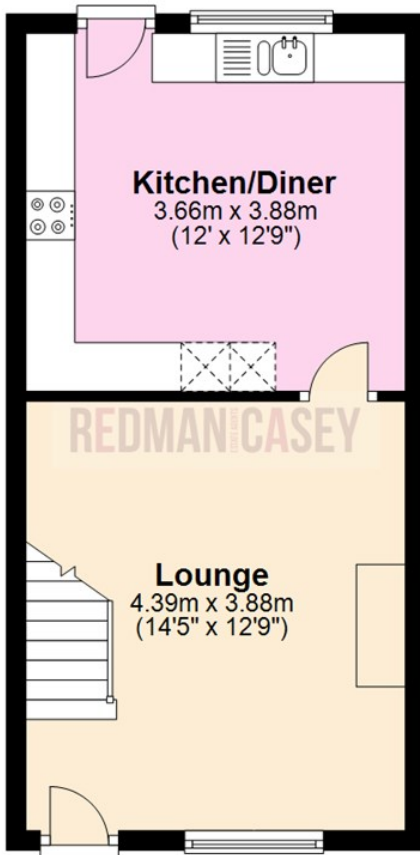
Enclosed rear garden area with flower beds, decked area and patio seating area.





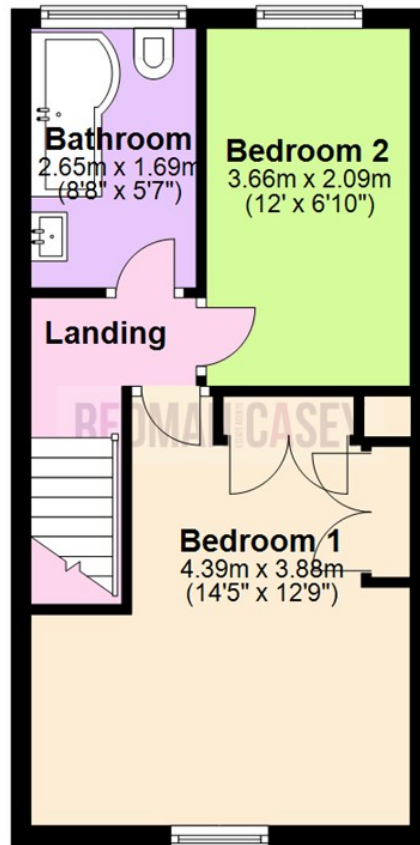
### Ground Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

