

1 Carr Road, Horwich, Bolton, BL6 7LP



Offers In The Region Of £230,000

Three bedroom semi-detached located in a residential location close to primary and secondary schools, local shops, local amenities and touching distance off Rivington Country Park. This spacious home benefits from off road parking, mature garden to the rear, orangery, fully double glazed gas central heating, electric charging point, and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that this home has to offer.

- Three Bedroom
- Off Road Parking
- Electric Car Charger
- Patio Seating Area
- No Chain
- Semi Detached
- Orangery
- Garden To Rear
- Vacant Posesion
- Awaiting EPC



Three bedroom semi-detached located in a quiet residential location close to Rivington Country Park, local primary and secondary schools, local shops and all amenities. This property comprises:-Entrance hall, lounge, kitchen diner, orangery, To the first floor there are three bedrooms and a family bathroom. To the outside front there is off road parking and a separate driveway, outside rear there is and enclosed garden with patio dining area and mature garden laid to lawn. This property also benefits from electric charging point, double glazing, gas central heating and the opportunity to extend with the correct planning permissions. Sold with vacant possession and no onward chain this spacious property is highly recommended for viewing to appreciate all that is on offer.

Hall

Two uPVC frosted double glazed windows to side, radiator, stairs, uPVC double glazed frosted entrance door to front, :

Lounge 11'11" x 16'1" (3.63m x 4.90m)

UPVC double glazed window to front, ornamental wall mounted gas fire, radiator, :

Kitchen/Diner 9'1" x 12'9" (2.77m x 3.88m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, 1+1/2 bowl polycarbonate sink with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, radiator, ceramic tiled flooring, uPVC double glazed sliding entrance patio door to rear,;

Storage

Utility Area 5'1" x 3'0" (1.55m x 0.92m)

Plumbing for automatic washing machine, :

WC

Heated towel rail. low level WC

Orangery

Two uPVC double glazed windows to rear, uPVC double glazed entrance double door to rear.

Bedroom 1 8'11" x 12'1" (2.72m x 3.69m)

UPVC double glazed window to front, radiator,

Bedroom 2 9'2" x 11'7" (2.79m x 3.53m)

UPVC double glazed window to rear, radiator, :

Bedroom 3 9'10" x 6'11" (3.00m x 2.11m)

UPVC double glazed window to front, radiator.

Landing

UPVC frosted double glazed window to side.

Bathroom

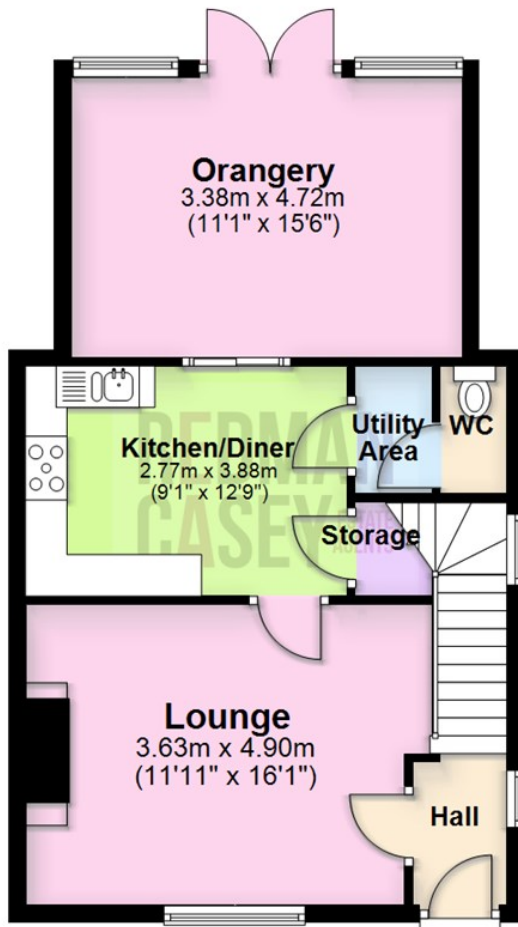


Three piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower area with over and folding glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, heated towel rail, .



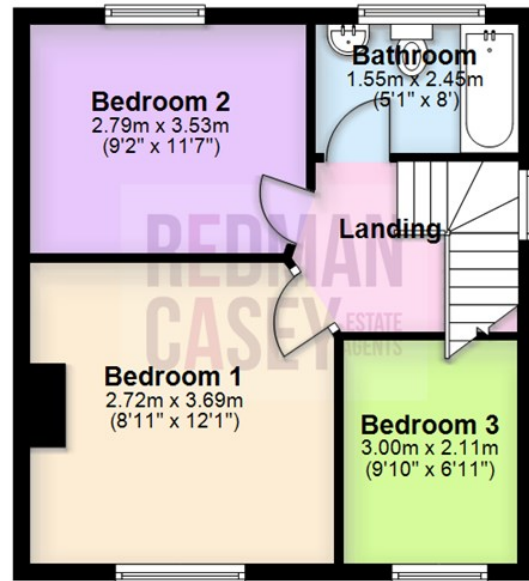
Ground Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 93.1 sq. metres (1001.6 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) 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	

Environmental Impact (CO₂) Rating

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

