

16 Carwood Grove, Horwich, Bolton, Greater Manchester, BL6 6EY



Offers In The Region Of £150,000

Deceptively spacious three bedroom mid terraced property located on this popular residential road close to amenities, transport links and schools. The property has undergone some renovations and would be ideal for a first time buyer, growing family as it offers excellent accommodation split over three floors. or buy to let investor Available with n inward chain and vacant possession viewing is essential to appreciate all that is on offer.

- Three Bedrooms Mid Terrace
- Fitted Kitchen
- Gas Central Heated and Double Glazed
- EPC Rating TBC
- Two Spacious Receptions
- Ideal First Purchase or Buy To Let
- No Chain and Vacant Possession
- Council Tax Band A



Ideally located for access to local amenities. shops, schools and transport links for both road and rail this deceptively spacious three story mid terraced property offers excellent accommodation which comprises:- Lounge, dining room and fitted kitchen, to the first floor there are two bedrooms and a bathroom fitted with a three piece white suite. to the second floor there is a large master bedroom with access to eaves storage. Outside there is a small front garden area and a yard to the rear. the property is being sold with no onward chain and vacant possession and will make an ideal first purchase or buy to let investment, viewing is essential to appreciate all that is on offer.

Lounge 12'8" x 13'0" (3.86 x 3.96)

UPVC double glazed window to front, radiator, picture rail, open plan dining area, door to:

Dining Area 12'8" x 12'1" (3.86 x 3.68)

Radiator, picture rail, stairs, door to:

Kitchen 12'8" x 6'10" (3.86 x 2.08)

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob, uPVC double glazed window to rear, laminate flooring, part glazed door to rear.

Landing

UPVC frosted double glazed window to rear, built-in storage cupboard, stairs to second floor,

Bedroom 3 7'6" x 5'3" (2.29 x 1.6)

UPVC double glazed window to rear, radiator,

Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to all walls, extractor fan, laminate flooring,

Bedroom 1 12'4" x 10'4" (3.76 x 3.15)

Twin UPVC double glazed windows to front, radiator,

Second Floor

Bedroom 2 12'4" x 15'8" (3.76 x 4.78)

Double glazed skylight to front, radiator.



Front

Front garden, enclosed by dwarf brick wall and fencing to front and side, paved hard standing.

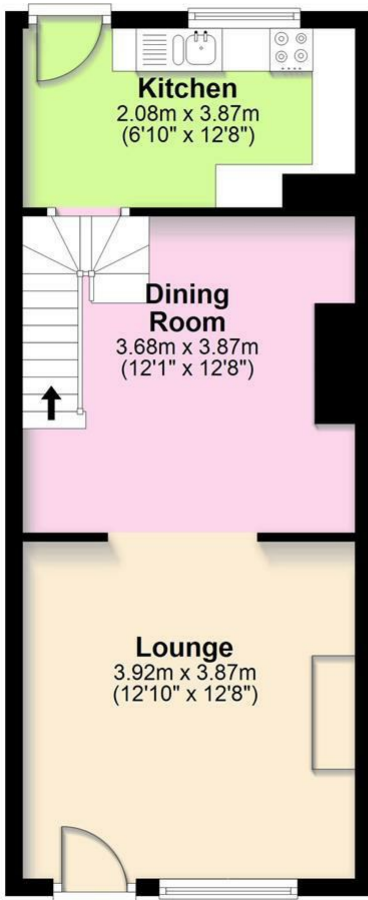
Rear

Rear, enclosed by brick wall to rear and sides, paved hard standing, gated access.



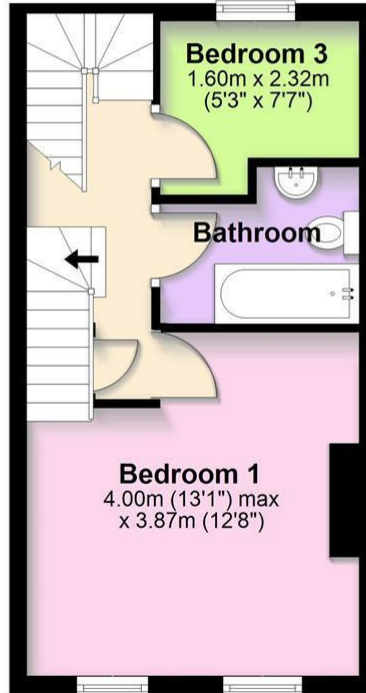
Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



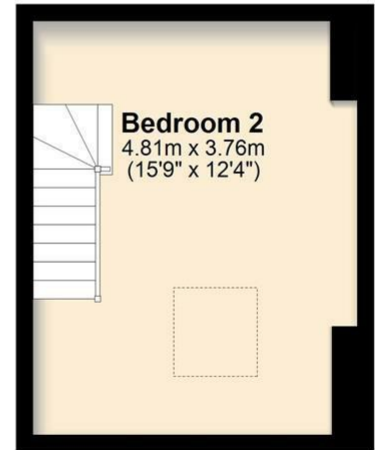
First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Second Floor

Approx. 18.1 sq. metres (194.9 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 sq. feet)

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		
	53	74
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		
	45	68
England & Wales	EU Directive 2002/91/EC	

