

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



Price £94,995

- 3 Bedrooms
- Fitted Kitchen/Diner
- No Chain
- uPVC Double Glazing
- Completely Renovated
- Vacant Possession



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

UPVC double glazed window to front, fireplace with timber surround and marble effect inset and hearth, double radiator, laminate flooring, picture rail.



**Kitchen/Diner 12'8" x 12'0" (3.86 x 3.65)**

Fitted with a matching range of modern base and eye level units with cornice trims and complementary worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge, built-in electric fan assisted oven, five ring gas hob, uPVC double glazed window to rear, double radiator, laminate flooring, stairs, open plan kitchen, door to:



**Porch**

UPVC frosted double glazed window to rear, laminate flooring, door to garden.

**Landing**

UPVC double glazed window to rear, stairs to second floor, door to:

**Bedroom 3 7'5" x 7'5" (2.26 x 2.26)**

UPVC double glazed window to rear, radiator.

**Bathroom**

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

**Bedroom 2 12'8" x 11'1" (3.86 x 3.38)**

Two uPVC double glazed windows to front, two radiators, door to built-in under-stairs storage cupboard.



**Bedroom 1 12'8" x 13'3" (3.86 x 4.04)**

UPVC double glazed dormer window to front, two double radiators, two built-in double wardrobes with louvre fronted doors, hanging rails and shelving.

**Front**

Frontage, enclosed by dwarf brick wall, paved path with shrub borders.

**Rear**

Rear, enclosed by brick wall and timber fencing to rear and sides, gated access, brick-built shed with gravelled area and shrub borders.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

