

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



**Price £55,000**

- 2 Bedrooms
- Part uPVC Double Glazing
- Sold with Vacant Possession
- 2 Receptions
- Investment Potential
- No Chain



**Lounge 4'2" x 15'6" (1.26 x 4.73)**

UPVC double glazed window to front, fireplace with tiled surround, radiator.

**Entrance Vestibule**

UPVC entrance door, door to:

Stairs, door leading to, door to:

**Dining Room 9'11" x 12'10" (3.01 x 3.92)**

Window to rear, electric convection heater, door to:

**Kitchen 6'0" x 9'2" (1.83 x 2.79)**

Double glazed window to side, door leading to yard to rear.

**Bedroom 1 12'1" x 13'3" (3.69 x 4.03)**

UPVC double glazed window to front, fireplace, radiator, door to:

Storage cupboard.

**Bathroom**

Fitted with three piece suite comprising bath with matching taps, pedestal wash hand basin and low-level WC, tiled splashbacks, window to rear with uPVC frosted double glazed window to rear, open plan, door to:

Door leading to.

**Bedroom 2 12'8" x 18'10" (3.85 x 5.74)**

UPVC double glazed velux window to front, double glazed velux window to front, twostairs.





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>		
(55-68) <b>D</b>		
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