REDMAN CASEY ESTATE AGENTS

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

£115,000

A superb mid terraced offered in good decorative order throughout with lounge, kitchen diner, landing giving access to two bedrooms and a three piece bathroom. Outside low maintenance patio areas to the front and rear. The property also benefits from gas central heating and double glazed windows throughout.

- Two Bedrooms
- Lounge & Kitchen Diner
- Close To Amenities
- Modern Finish
- Gas Centrally Heated
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Carlton Grove, Horwich this mid terraced home finished to a modern standard with modern fitted kitchen diner, lounge, two bedrooms, three piece bathroom and patio areas to the front and rear. The property also benefits from having gas central heating and double glazed windows and is located within easy reach to Middlebrook retail park, motorway access, schools and the village of Horwich bustling with shops, restaurants, cafes, pubs and local businesses. Early viewing is simply a must.

Lounge 14'5" x 12'9" (4.39m x 3.89m)
UPVC double glazed window to front, coal effect gas with timber surround and marble effect inset and hearth, wall mounted radiator, door to kitchen diner.

Kitchen/Diner 9'8" x 12'7" (2.94m x 3.83m)
Modern fitted kitchen with a range of wall and base units with contrasting work surfaces, power points, inset sink with hot and cold water feed, plumbed for washing facilities, space for fridge freezer, integrated oven with separate hob, space for dining, power points, double glazed window to rear, door to rear.

Landing
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 14'5" x 12'9" (4.39m x 3.89m)
UPVC double glazed window to front, double radiator, space for free standing or built in wardrobes, power points.

Bedroom 2 12'5" x 6'7" (3.78m x 2.00m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin with tiled splashback and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator.

Outside
Low maintenance flagged area to front
To rear flagged patio with traditional borders.

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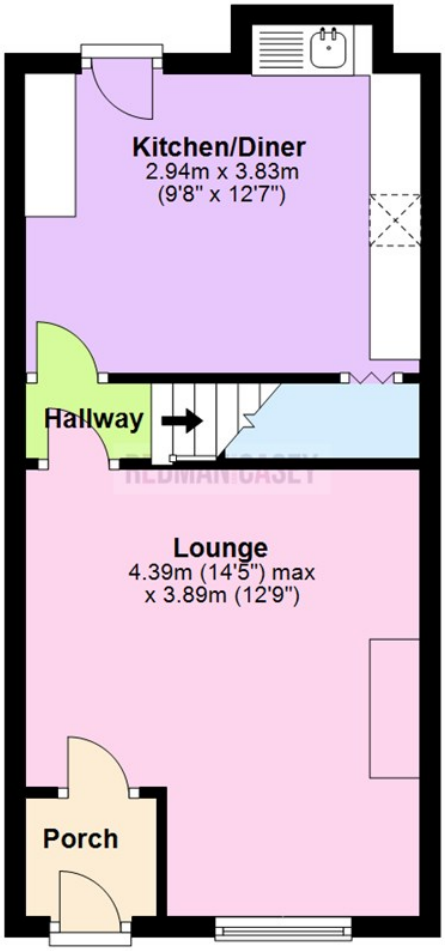
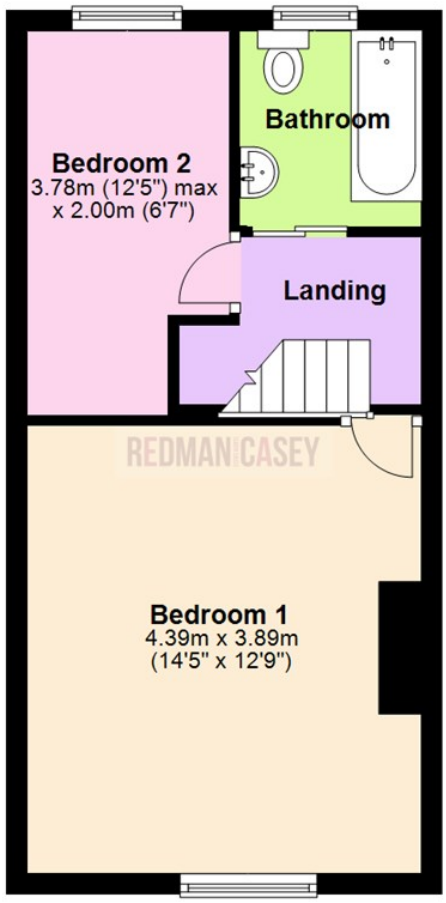
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)

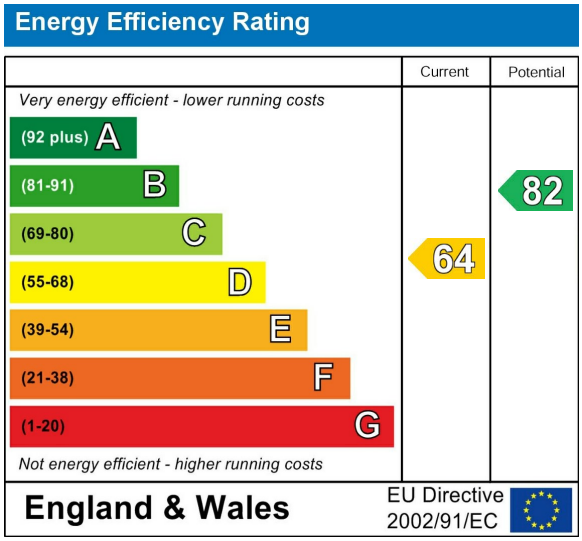


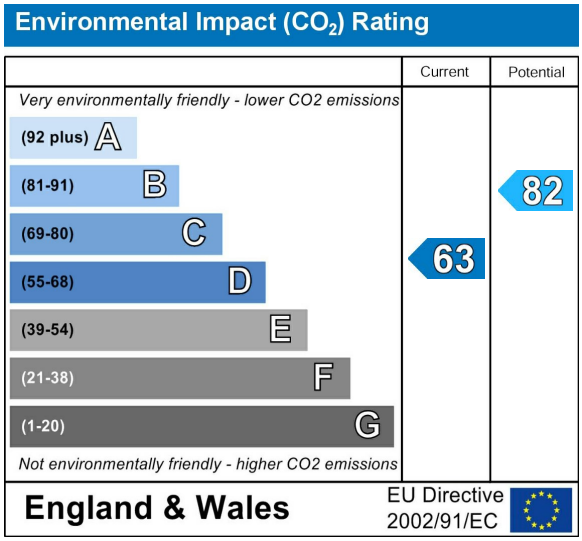
First Floor

Approx. 31.6 sq. metres (340.6 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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