REDMAN CASEY ESTATE AGENTS

## 26 Carwood Grove, Horwich, Bolton, Greater Manchester, BL6 6EY

## Offers In The Region Of £120,000

Three bedroom mid terraced property with spacious accommodation over three floors. previously let at £525 pcm we would anticipate the rental now to be around £550 - 575 pcm. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- Mid Terrace Property
- Large Kitchen/Diner
- Close to Local Amenities
- Vacant Possession
- Three Bedrooms
- Rear Courtyard
- No Chain
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of local amenities, schools and shops, the property comprises :- Lounge, kitchen/diner to the ground floor, to the first floor there are two bedrooms and family shower room. To the second floor there is a further double bedroom. Outside there is a low maintenance garden to the front and enclosed yard to the rear. Property must be viewed to appreciate the size of the accommodation on offer. Sold with no chain and vacant possession,

**Porch**
UPVC double glazed entrance door, door to:

**Lounge 12'11" x 12'9" (3.94m x 3.89m)**
UPVC double glazed bow window to front, double radiator, laminate flooring, coving to ceiling, door to:

**Kitchen 12'2" x 12'9" (3.71m x 3.89m)**
Fitted with a matching range of white base and eye level cupboards with contrasting worktop space, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas with extractor hood over, two windows to side, window to rear, radiator, ceramic tiled flooring, stairs to first floor landing, uPVC double glazed rear door.

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

**Bedroom 1 13'0" x 12'9" (3.96m x 3.89m)**
UPVC double glazed window to front, built-in under-stairs storage cupboard, radiator, coving to ceiling, door to:

**Bedroom 2 6'9" x 7'8" (2.07m x 2.34m)**
UPVC double glazed window to rear, wall mounted gas combination boiler serving heating system and domestic hot water.

**Shower Room**
Fitted with three piece white suite comprising tiled shower enclosure with electric shower over, corner pedestal wash hand basin with mixer tap, low-level WC and heated towel rail full height ceramic tiling to all walls.

**Bedroom 3 15'9" x 12'9" (4.81m x 3.89m)**
Double glazed velux skylight, radiator, vaulted ceiling, door to Storage cupboard, built-in eaves storage cupboard.

**Eaves Storage**
Storage cupboard, built-in eaves storage cupboard.

**Outside**
Frontage, enclosed by dwarf brick wall and timber fencing

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to front and sides with gravelled area, pathway leading to front entrance door, gated access.
Rear, enclosed by brick wall and timber fencing to rear and sides, concrete hard standing.

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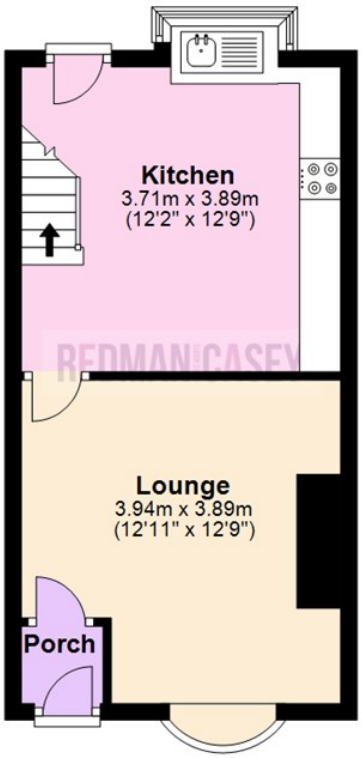
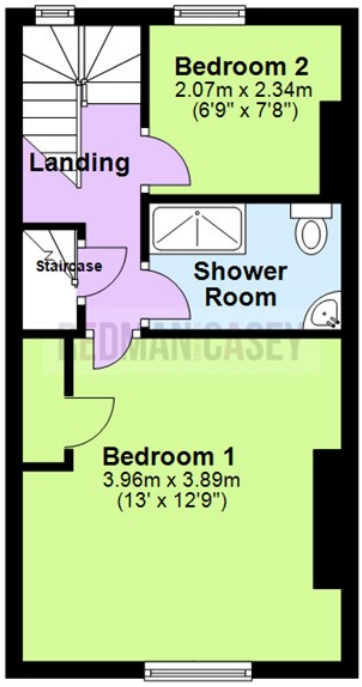
## Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



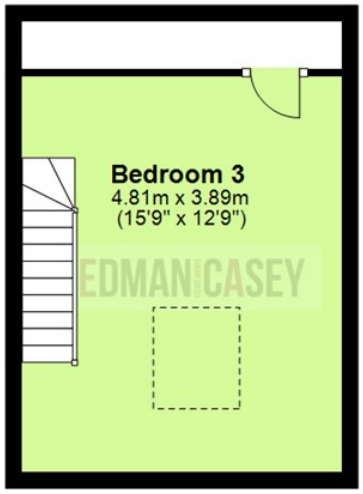

## First Floor

Approx. 30.2 sq. metres (325.3 sq. feet)




## Second Floor

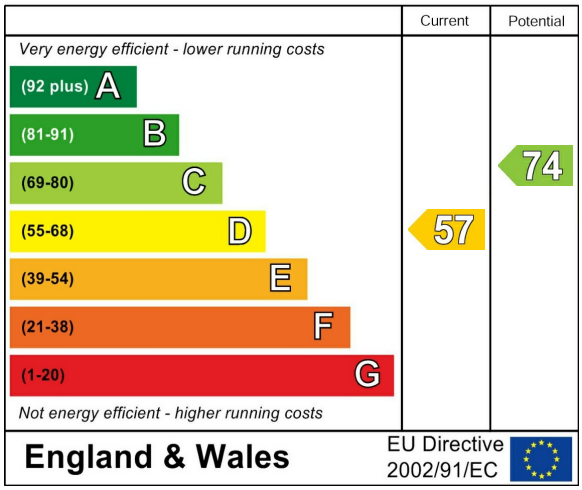
Approx. 21.3 sq. metres (229.3 sq. feet)



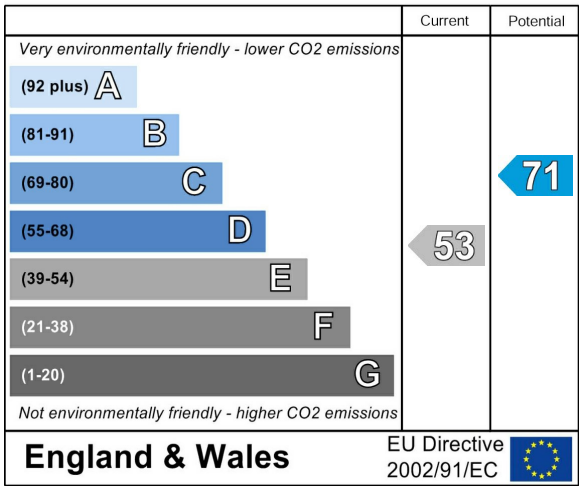

Total area: approx. 82.5 sq. metres (888.0 sq. feet)

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




## Environmental Impact ($CO_2$) Rating

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