



**50 Grosvenor Way, Horwich**

Guide Price **£160,000**

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ESTATE AGENTS

# 50 Grosvenor Way

Horwich, Bolton

This modern 3 bedroom mid-terraced property, with private access, is the perfect family home. The property offers spacious living accommodation, featuring three well-proportioned bedrooms, allowing ample space for a growing family. Further enhancing the appeal of this property is the addition of a single garage, providing secure off-road parking and essential storage space.

The private rear garden is a true highlight of this property. This oasis of tranquillity, enclosed and mature, offers a tiered design to truly maximise the available space. The flagged patio is perfect for al fresco dining and entertaining, while a pathway leads to the rear gate and garage access, ensuring convenience for all members of the household. The garden is adorned with mature trees and shrubs, creating a sense of privacy and tranquillity. The well-stocked flower beds add a burst of colour throughout the seasons, transforming the garden into a vibrant and inviting space.

The property boasts a range of desirable features, including a newly installed gas central heating boiler, ensuring warmth and comfort throughout the year. A porch welcomes you into the property, setting the tone for the well-presented interior. The kitchen/diner is ideal for modern family living, with ample space for both cooking and dining, creating a sociable and functional hub for the household. Additionally, the property benefits from built-in wardrobes, offering plenty of storage to keep the bedrooms clutter-free.

Located in the sought-after area of Horwich, this property is ideally situated close to local shops and amenities, ensuring convenience for daily needs. Whether it's a leisurely stroll to a local café, a browse through nearby boutiques, or convenient access to essential amenities, this property offers the best of both worlds - a peaceful retreat in a great location. With all of these wonderful features and more, this property is a must-see for anyone searching for the perfect family home.



# 50 Grosvenor Way

Horwich, Bolton

Don't miss your opportunity to view this stunning property – contact us today to arrange a viewing and secure your dream home.

Council Tax band: B

Tenure: Freehold

- Private Access
- Single Garage
- Private Rear Garden
- New Gas Central Heating Boiler
- Porch
- Kitchen/Diner
- Great Location of Horwich
- Close to Local Shops and Amenities
- Built in Wardrobes



### Lounge

13' 1" x 13' 7" (3.99m x 4.14m)

A spacious family living room with large upvc window to front with vertical blinds, wood effect laminate flooring, gas fire with surround, single radiator. multiple power points and double doors to kitchen/diner.

### Kitchen/Dining Room

16' 9" x 9' 3" (5.11m x 2.82m)

A large kitchen diner with a range of fitted base and wall units, integrated appliances, tile effect cushion flooring, two upvc window with vertical blinds, single radiator and upvc door to rear garden.

### Landing Area

7' 10" x 9' 4" (2.39m x 2.84m)

A large landing space with wood effect laminate flooring.

### Bathroom

7' 10" x 9' 4" (2.39m x 2.84m)

A three piece bathroom suite, with electric shower over bath, low level w.c, corner wash basin, heated towel rail, frosted upvc window and cushion flooring.

### Bedroom One

11' 7" x 9' 6" (3.53m x 2.90m)

A large double room with built in wardrobes, single radiator, multiple power points, large upvc window with vertical blinds and fully carpeted.

### Bedroom Two

9' 2" x 9' 6" (2.79m x 2.90m)

A double room with large upvc window to rear and vertical blinds, wood effect laminate flooring, multiple power points and single radiator.

### Bedroom Three

7' 3" x 7' 1" (2.21m x 2.16m)

A single room with built in wardrobes, upvc window to front and vertical blinds, single radiator and wood effect laminate flooring.





## REAR GARDEN

An enclosed mature and tiered rear garden with flagged patio ideal for al fresco dining, pathway leading to rear gate and garage access, mature trees and shrubs plus well stocked flower beds.

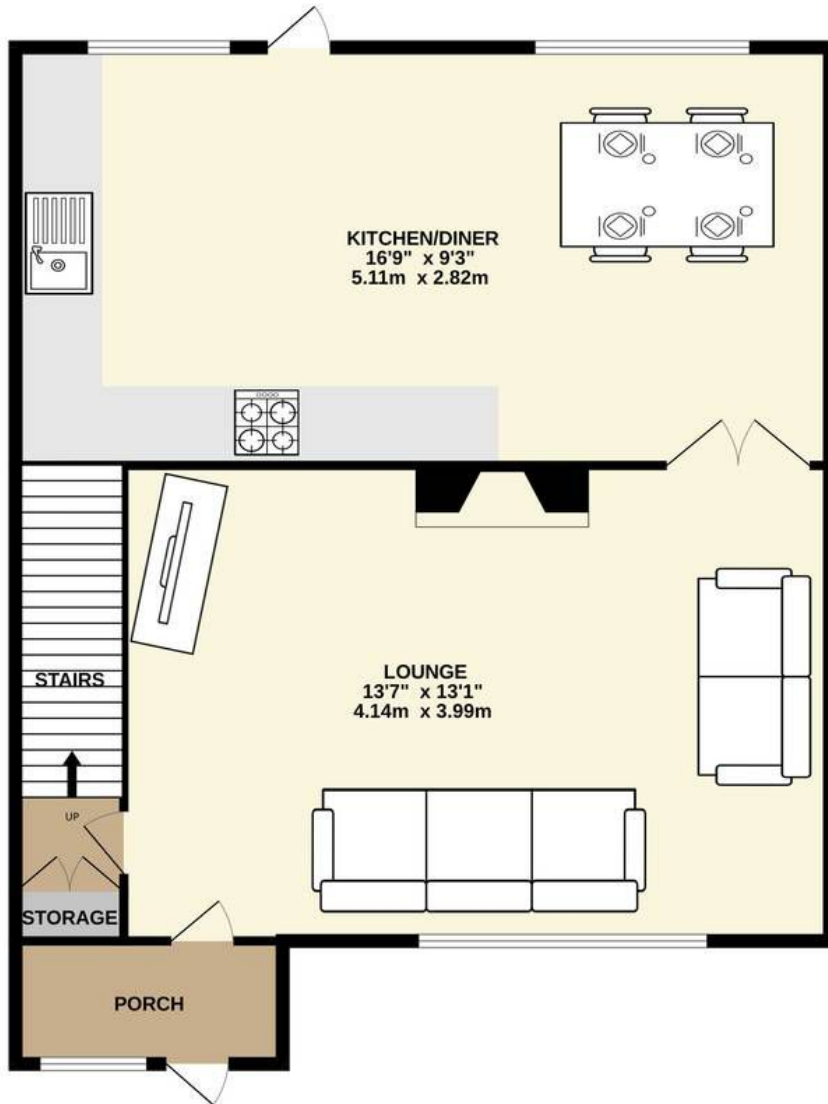
## GARAGE

Single Garage

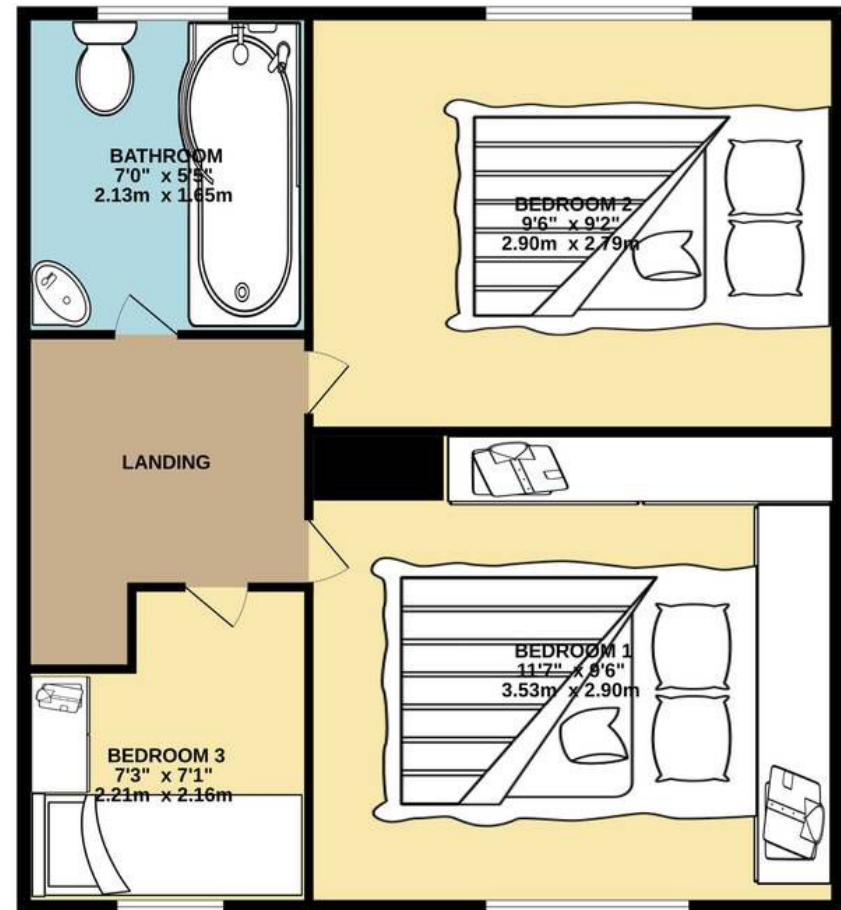
A single detached garage with up and over door, power points and lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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