



50 Grosvenor Way, Horwich

£160,000 Leasehold

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



Modern 3 bed mid-terraced property with private access. Spacious living, well-proportioned bedrooms. Single garage, off-road parking. Private rear garden with flagged patio, mature trees, shrubs, and flower beds. New gas central heating, porch, kitchen/diner. Close to amenities. Must-see! Contact us to view.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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

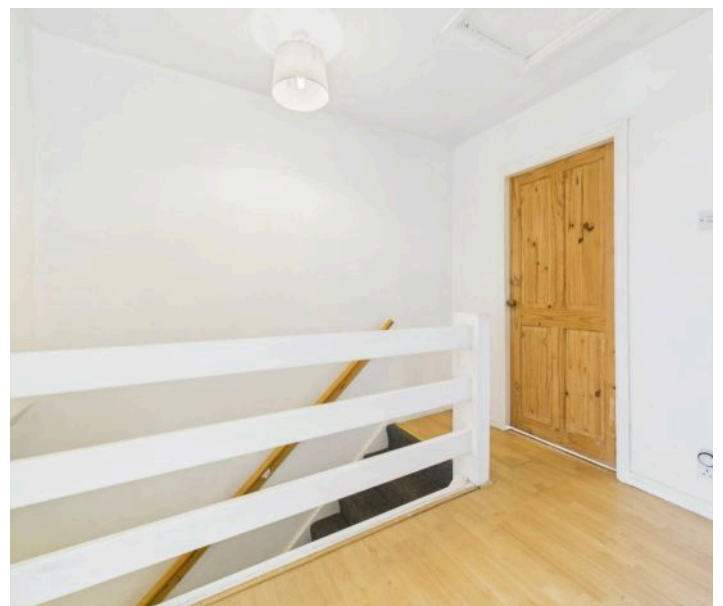
16' 9" x 9' 3" (5.11m x 2.82m)

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

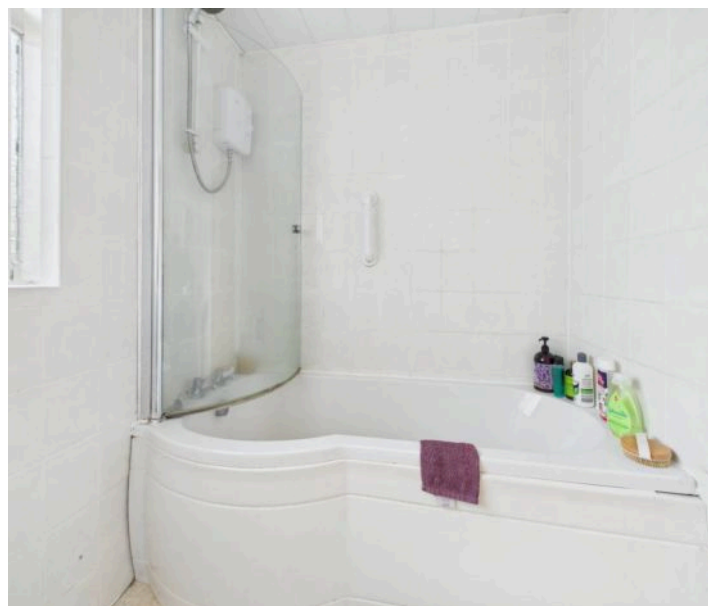
11' 7" x 9' 6" (3.53m x 2.90m)

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)

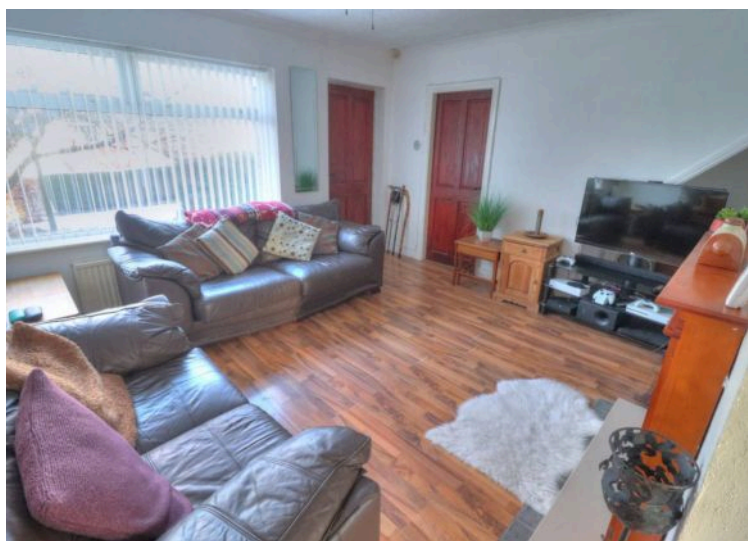
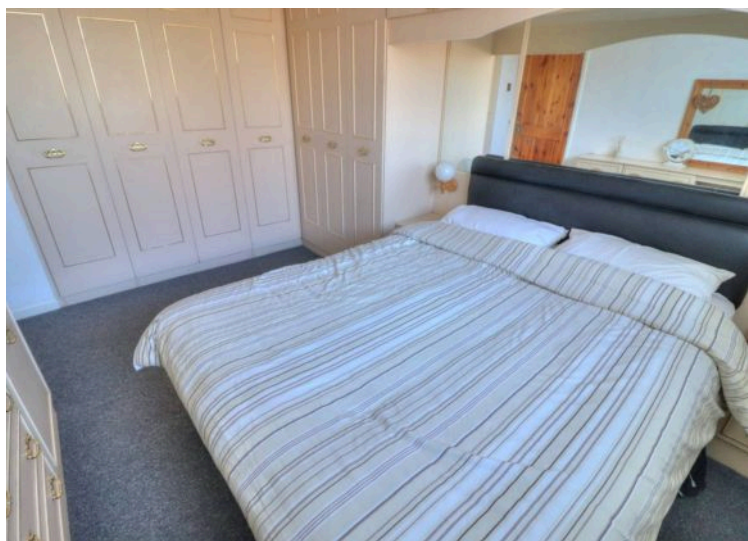
A double room with large upvc window to rear and vertical blinds, wood effect laminate flooring, multiple power points and single radiator.



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.



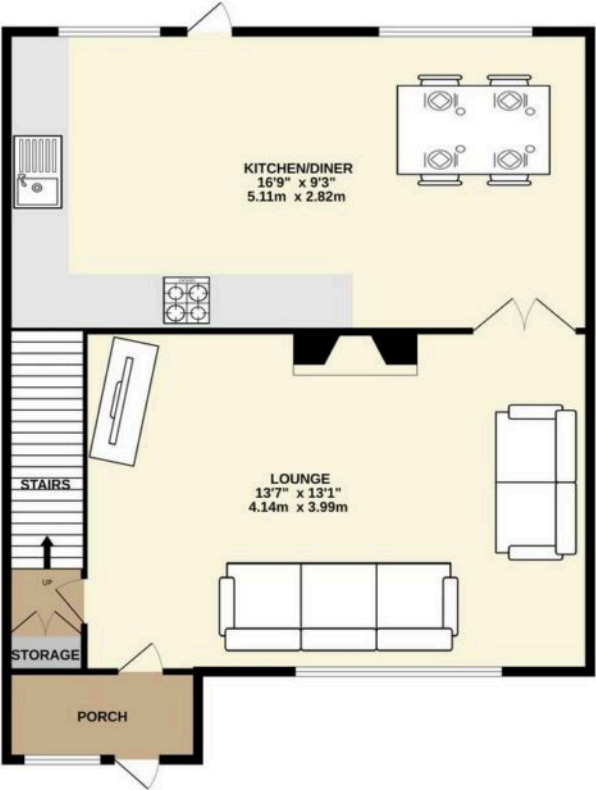


REAR GARDEN

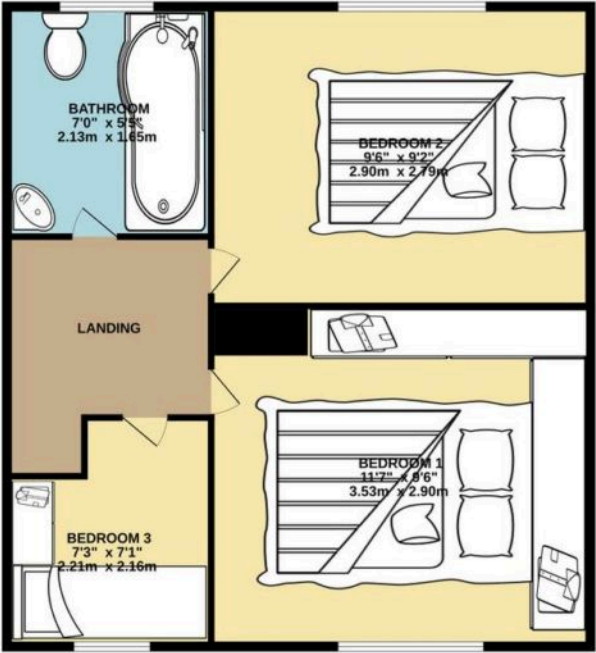
An enclosed mature and tiered rear garden with flagged patio ideal for al fresco dining, pathway leading to rear gate and garage access, mature trees and shrubs plus well stocked flower beds.



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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Movuno

605 Chorley Old Road, Bolton, BL1 6BL

01204 654525

bolton@movuno.com