



6 Carwood Grove, Horwich

Offers Over £155,000

Miller Metcalfe
Every step of the way

6 Carwood Grove

Horwich, Bolton

Spacious Two Bedroom End Terraced With Additional Loft Space Fantastic Horwich Location Close To Amenities ** Please note, the property requires improvements such as plastering, skirting boards and general decorative work. The asking price has been amended to reflect this. Available immediately with no onward chain, this well-appointed end terraced property is ideally situated just off Chorley New Road in Horwich. Offering an abundance of space throughout, it would be perfectly suited to a first-time buyer or a growing family looking to put their own stamp on a home and truly make it their own. The first floor hosts two generous double bedrooms alongside a tasteful shower room with a separate WC. In addition, there is a substantial loft space which could be utilised as further accommodation or simply for storage. From the moment you step inside, the property has a welcoming and open feel, with the lounge flowing seamlessly into an elegant kitchen that offers ample space to accommodate a dining table. Carwood Grove is a quiet and well-regarded street located just off Chorley New Road in Horwich. A wide range of amenities are close by, including shops, supermarkets, schools and leisure facilities. Middlebrook Retail Park is within walking distance, providing a variety of bars, restaurants and shopping outlets. For those needing to commute, Horwich Parkway train station is also walkable and offers excellent transport links into Manchester and beyond. Accommodation briefly comprises: entrance door leading into a bright and airy lounge filled with natural light, flowing through to an impressive kitchen/dining room with access to a rear storage room. Stairs rise to the first floor where two double bedrooms are found, along with a modern shower room and adjacent WC. Further stairs lead to the spacious and equally impressive loft space, which could comfortably accommodate a double bed. Full building regulations approval would be required for this space to be classed as a bedroom.

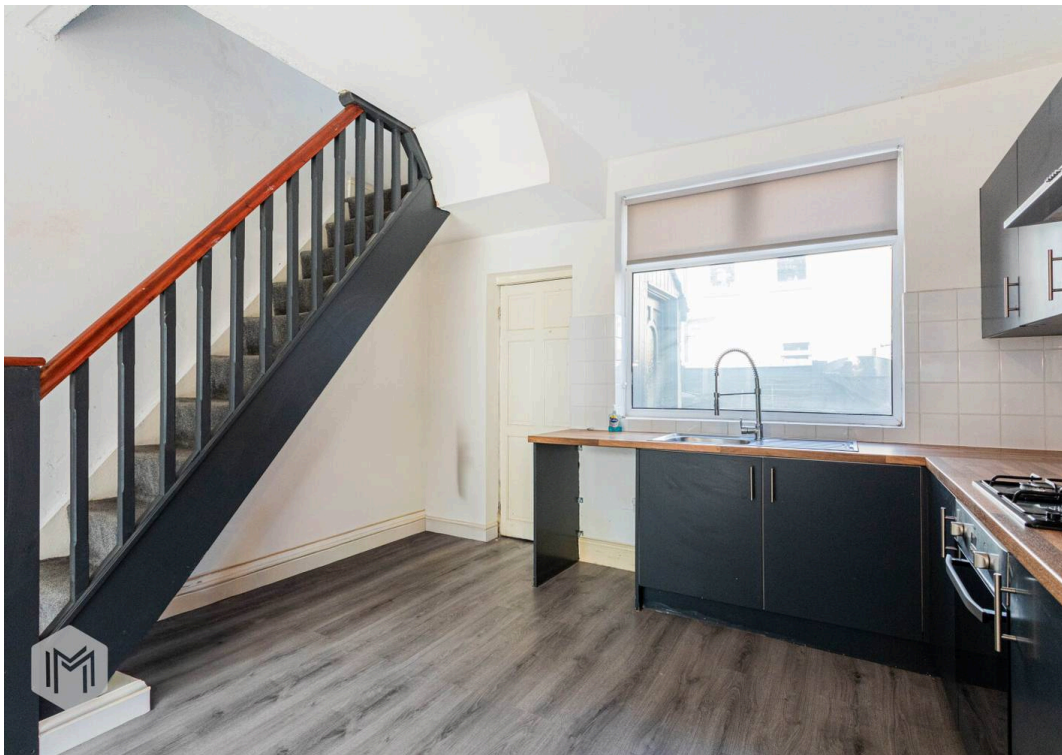
Council Tax band: A

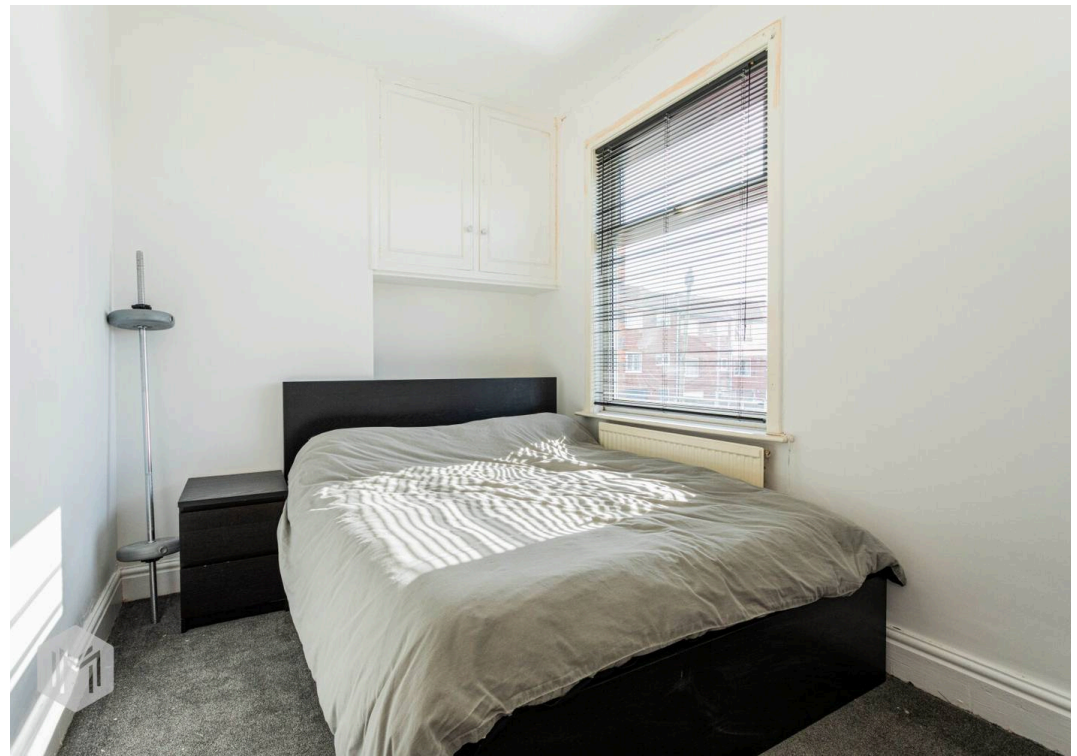
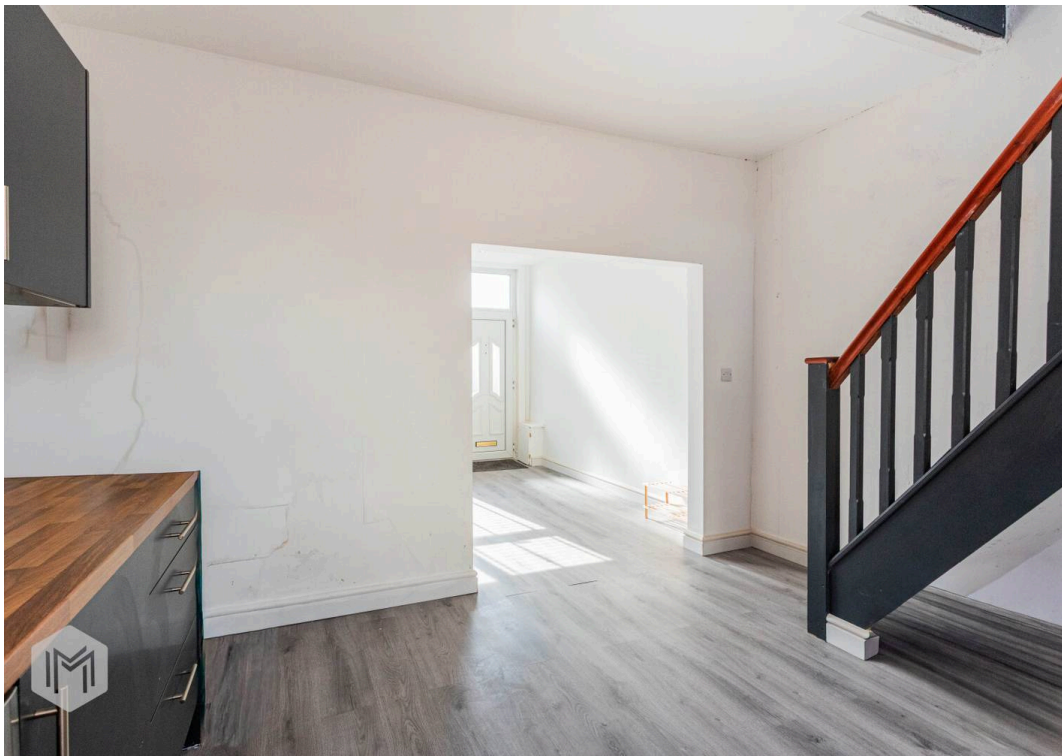
Tenure: Leasehold

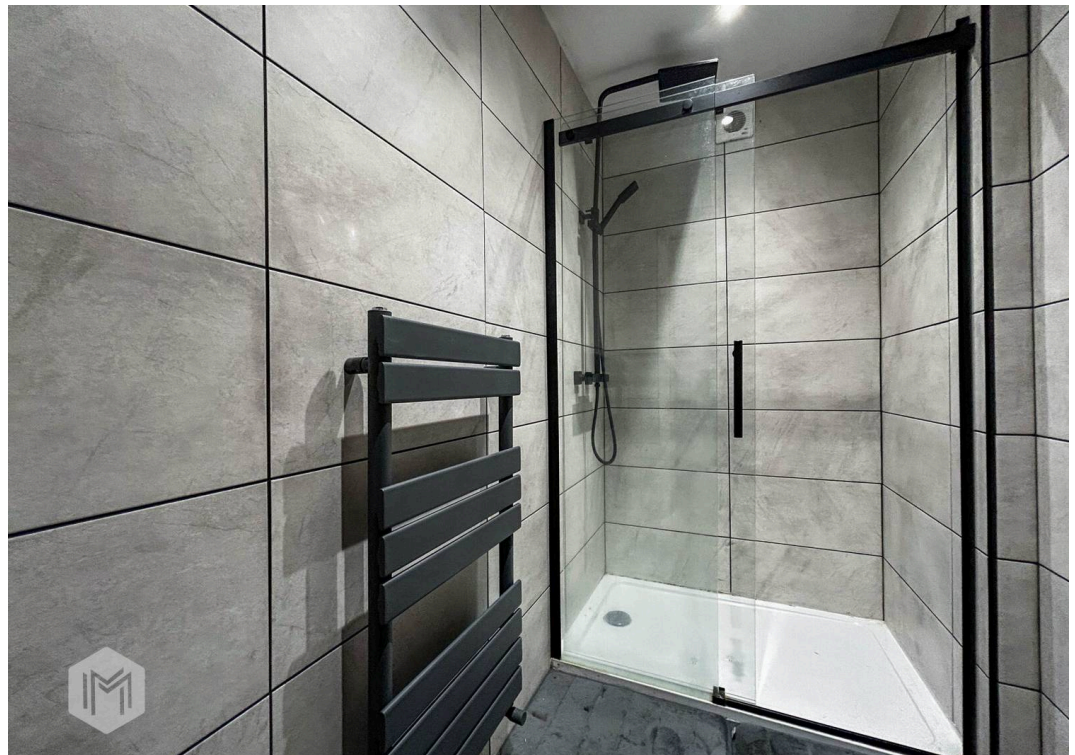
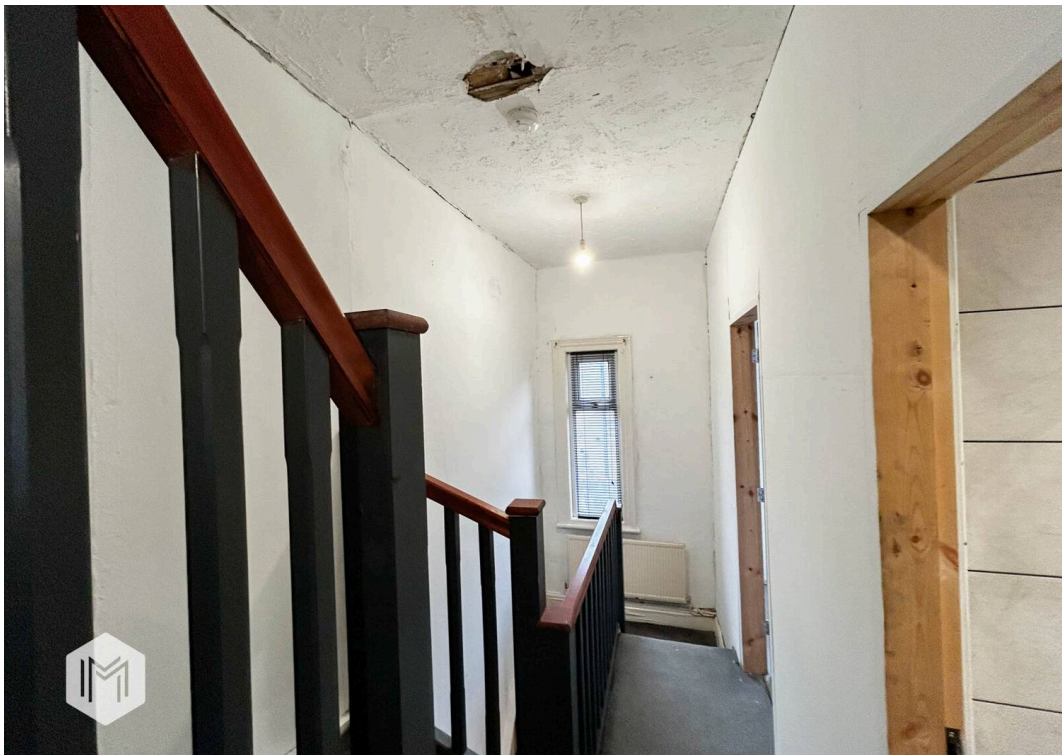
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

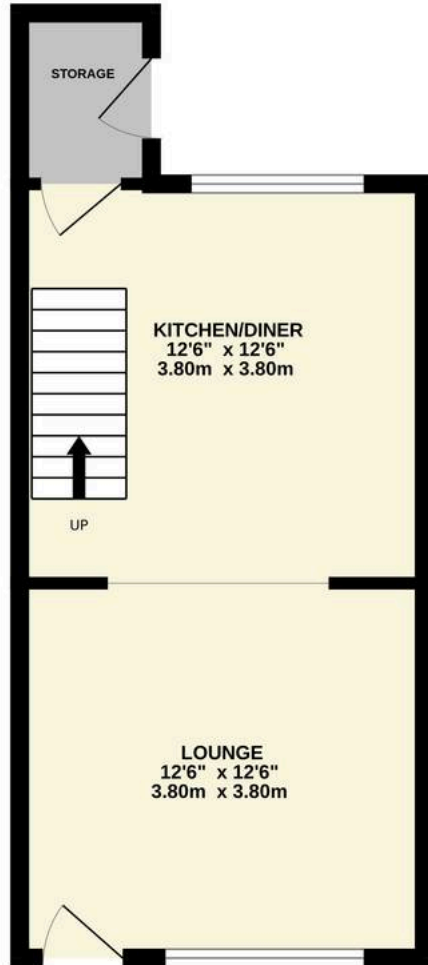




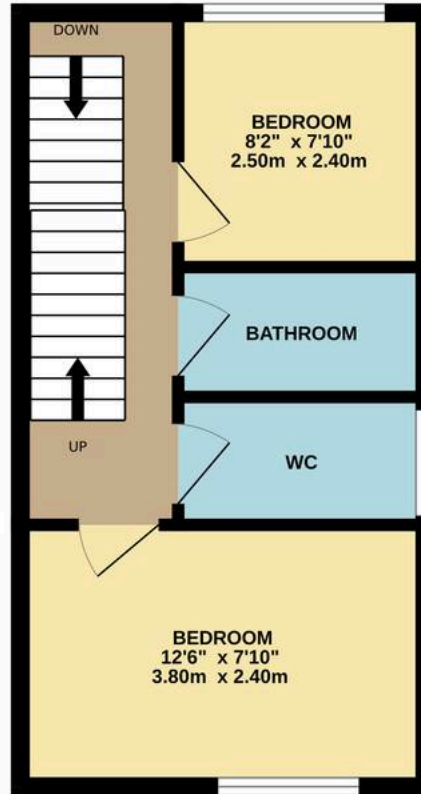




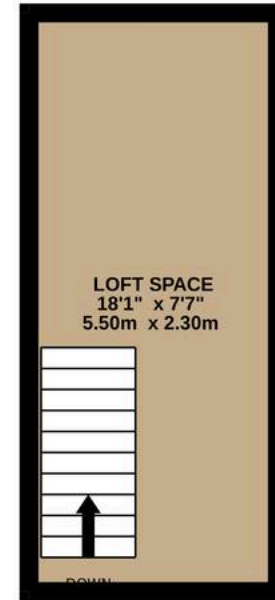
GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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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