



Claypool Road
Horwich

Miller Metcalfe
Every step of the way

Claypool Road

Horwich

Terraced



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EPC Rating - C

*** OFFERED FOR SALE WITH NO ONWARD CHAIN, FANTASTIC FIRST TIME OR FAMILY HOME ***
MUST BE VIEWED TO APPRECIATE THE SIZE *** THREE BEDROOMS & A STUDY ***

Boasting an abundance of indoor and outdoor living space, this is the ideal opportunity for a couple or growing family looking to make their move to a highly desirable and family-friendly area of Horwich. With key features such as the large garden to the rear and serving as a blank canvas property, this truly is not a property to miss out on!

No more than a few minutes' walk or drive from local amenities, schools, commuter routes and network links.

To the ground floor, the property briefly comprises; entrance hall, featuring stairs to the first floor with a handy w/c and provides access to the lounge leading into the conservatory overlooking the rear garden. A modern fitted kitchen and separate dining room complete the ground floor. To the first floor; landing with doors to three bedrooms, a study and three-piece family bathroom. Externally, the property boasts an enclosed laid paved garden and is garden fronted.

TENURE
Freehold

BT - Yes
Sky - Yes
Virgin - Yes

COUNCIL TAX
Band: A
Annual Price:
£1,432

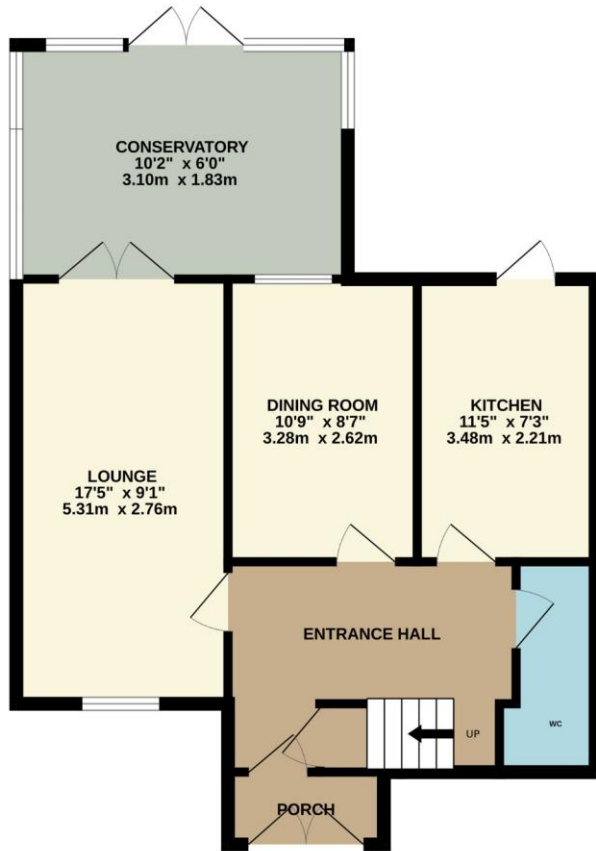
MOBILE COVERAGE
EE - Medium
Vodafone - Medium
Three - High
O2 - High

BROADBAND
Basic
6 Mbps
Superfast
75 Mbps
Ultrafast
1000 Mbps

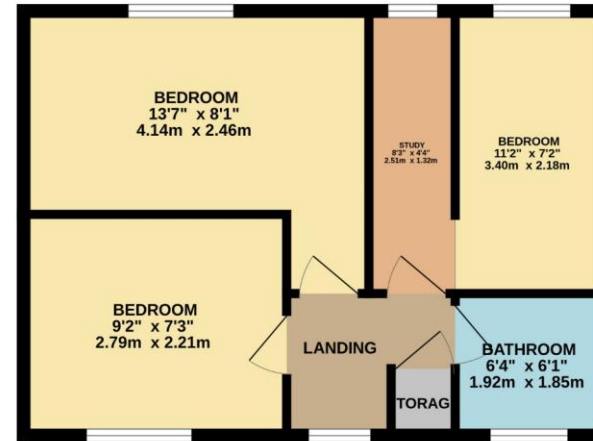
SATELLITE / FIBRE TV AVAILABILITY



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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