Sugdens
Sales & Lettings



Grovelands, Bolton, BD2,

£160,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * NO CHAIN * CORNER PLOT *
* MODERN SHOWER ROOM * GARDENS TO THREE SIDES * PARKING * GARAGE *
Available with no onward chain, is this two bedroom semi detached bungalow.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, kitchen, two bedrooms and modern shower room.
To the outside there are gardens to three sides, parking and garage.







Entrance Hall
With radiator.



Lounge
15'10" x 10'8" (4.83m x 3.25m)
With radiator.

Kitchen
10'3" x 9'8" (3.12m x 2.95m)
With wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, store cupboard, radiator.



Bedroom One
11'5" x 10'4" (3.48m x 3.15m)
With radiator.

Bedroom Two
10'5" x 6'5" (3.18m x 1.96m)
With radiator.

Shower Room
Three piece modern suite, tiled walls and heated towel rail.



Exterior
To the outside there are gardens to three sides, parking and garage.

Directions
From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, straight ahead at the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn right onto Bolton Rd, right onto Grove House Rd, right onto Grovelands.

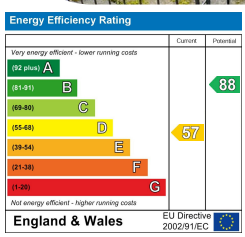


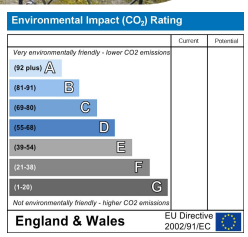
TENURE
FREEHOLD

Council Tax Band
C / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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