

**20 Chilgrove Avenue, Blackrod, Bolton, BL6 5TR**



## **Offers In The Region Of £265,000**

Deceptively spacious three bedroom detached bungalow situated in a small cul de sac. The property offers excellent accommodation. Sold with no chain and vacant possession this is a property not to be missed. Requiring some updating internally the property does benefit from gas central heating via a combination boiler and Upvc double glazing throughout along with fascia and soffits. Viewing is highly recommended.

- Detached True Bungalow
- Fitted Kitchen
- 3 Bedrooms
- EPC Rating D
- Lounge Overlooking Rear Garden
- Shower Room
- No Chain
- Council Tax Band C



Situated within a small of the cul de sac this spacious detached bungalow offers excellent accommodation with easy maintained gardens with detached garage. The property comprises :- Entrance hall, kitchen, lounge, three bedrooms and shower room fitted with a three piece suite. Outside there are gardens to front and rear with extensive block paved driveway leading to a detached garage with power and light connected and remote roller door. Sold with no chain and vacant possession the property is worthy of inspection to appreciate all that is on offer.

### Entrance Hall

Double radiator, uPVC double glazed entrance door, door to:

### Lounge 14'8" x 10'2" (4.47m x 3.11m)

Two uPVC frosted double glazed leaded windows to side, double radiator, uPVC double glazed french double doors to garden, door to:

### Kitchen 8'9" x 9'10" (2.66m x 2.99m)

Fitted with a matching range of pale grey base and eye level units with drawers, cornice trims and contrasting round edged worktops, matching breakfast bar, composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring hob with extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed door to garden, door to:

### Bedroom 1 13'11" x 10'2" (4.25m x 3.11m)

UPVC double glazed box window to front, radiator, decorative coving to ceiling.

### Bedroom 2 12'7" x 9'10" (3.84m x 2.99m)

UPVC double glazed window to front, uPVC double glazed window to side, radiator, decorative coving to ceiling.

### Bedroom 3 7'11" x 10'2" (2.42m x 3.11m)

UPVC double glazed window to side, radiator, decorative coving to ceiling.

### Shower Room

Fitted with three piece modern white suite comprising double shower enclosure with wet wall panelling and electric shower over, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side.



## Outside

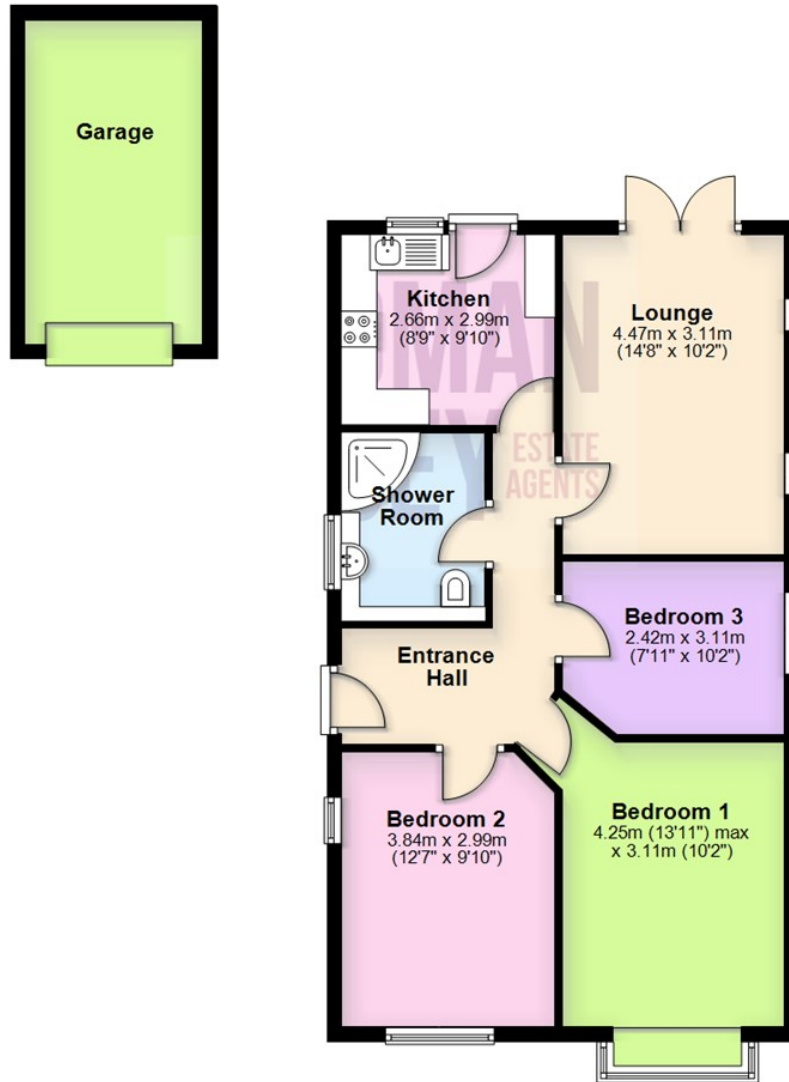
Open plan front garden with lawned area and mature flower and shrub borders, brick paved pathway leading to side, extensive block paved driveway to the front and side leading to garage and with car parking space for three cars. Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, outside cold water, security lighting and power socket.

## Garage

Detached wooden brick garage with power and light connected, remote-controlled roller door.



# **Ground Floor** Approx. 68.8 sq. metres (740.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

## **Energy Efficiency Rating**

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## **Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

