

9 Knowsley Grove, Horwich, Bolton, Lancashire, BL6 6EZ



Offers In The Region Of £150,000

Superb buy to let or first time buyer opportunity, mid terraced home offered with no onward chain with hall, 2 reception rooms, modern fitted kitchen, modern 3 piece bathroom, 2 double bedrooms, low maintenance rear yard, gas central heating, double glazed windows, close to amenities.

- 2 Bed Mid Terrace
- Sold with No Onward Chain
- Rental Price £785 - 825 PCM
- EPC Rating D
- 2 Reception Rooms
- Ideal First Purchase or Buy To Let
- Viewing Essential
- Council Tax Band A



Positioned on Knowsley Grove, Horwich this well presented mid terraced home offered with no onward chain comprising entrance hall, lounge, dining room, modern fitted kitchen with door leading to low maintenance yard. On the upper level the landing provides access to two double bedrooms and a three piece modern bathroom suite. Further features include gas central heating, double glazed windows and the property is presented in good decorative order throughout. The property is situated within easy reach to local amenities including Middlebrook retail park, Horwich centre, motorway access, bus routes and local train station. Early viewing is highly recommended.

Vestibule

Laminate flooring, uPVC double glazed entrance door, door to:

Hallway

radiator, laminate flooring, stairs to first floor, door to:

Lounge 12'6" x 10'5" (3.81m x 3.18m)

Hardwood sealed unit double glazed window to front, fireplace with tiled surround, radiator, coving to ceiling.

Cupboard

Built-in storage cupboard.

Dining Room 11'0" x 14'0" (3.36m x 4.27m)

UPVC double glazed window to rear, window to side, double radiator, laminate flooring, door to:

Kitchen 7'11" x 5'10" (2.41m x 1.79m)

Fitted with a matching range of dark grey base and eye level units with complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, uPVC frosted double glazed window to rear, laminate flooring, uPVC double glazed door to rear.

Landing

Access to loft space, door to:

Bedroom 1 12'4" x 13'11" (3.76m x 4.24m)

UPVC double glazed window to front.

Bedroom 2 13'11" x 8'11" (4.23m x 2.72m)

UPVC double glazed window to rear, double radiator.



Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside

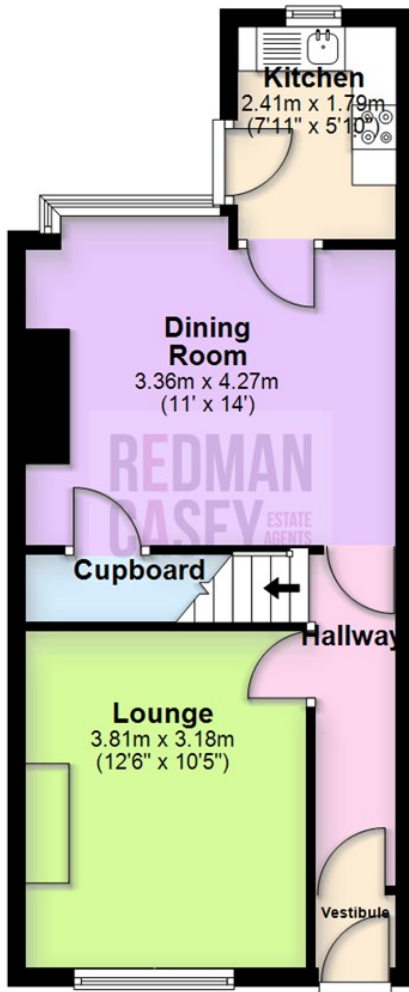
Front garden, enclosed by dwarf brick wall to front and sides with gravelled area and paved pathway leading to front entrance door.

Rear, enclosed by brick wall to rear and sides, resin bound sun patio, brick-built shed, rear gated access.



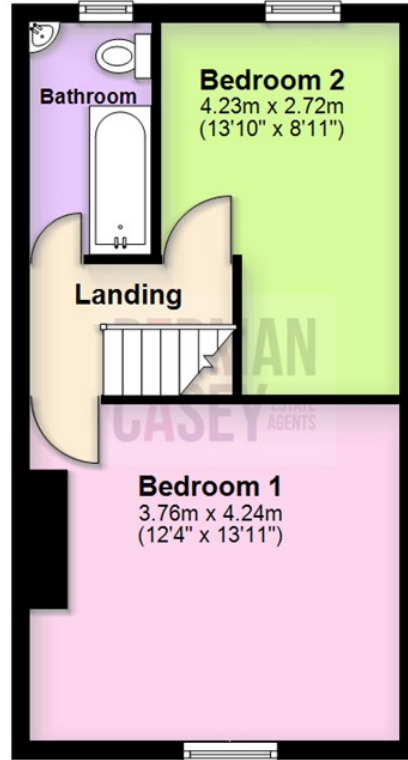
Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 73.5 sq. metres (791.6 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) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

