

21 Stanley Grove, Horwich, Bolton, BL6 6HB



## Offers In The Region Of £220,000

Superbly presented semi detached true bungalow, offering excellent accommodation throughout which has been updated and maintained by the current owner to a high standard. Situated in a quiet cul de sac position ideally located for access to local amenities, shops and transport links. Generous gardens with detached garage, spacious lounge, fitted kitchen and shower room 2 generous bedrooms, Must be viewed to appreciate all that is on offer.

- 2 Generous Bedrooms
- Modern Kitchen and Bathroom
- Double Glazed
- EPC Rating C
- Semi Detached True Bungalow
- Gas Central Heated
- No Chain Available
- Council Tax Band B



Located in a cul de sac position this 2 bedroom semi detached true bungalow offers excellent accommodation which has been improved and maintained by the current owner to a high standard. Internally the property comprises : Breakfast kitchen fitted with a range of white base and wall units with integrated appliances, hallway, lounge, 2 generous bedrooms and shower room fitted with a three piece suite. Outside there are open plan gardens to the front with extensive driveway leading to a detached garage at the rear with power and light connected. Enclosed rear garden with paved patio area and lawn with flower and shrub borders. The property is ideally located for access to local amenities Middlebrook retail park and transport links for rail and road. Viewing is essential to appreciate all that is on offer.



### **Kitchen 13'3" x 8'8" (4.04m x 2.63m)**

Fitted with a matching range of modern white base and eye level units with underlighting, drawers and contrasting worktops, corner display shelves, 1+1/2 bowl china sink unit with single drainer, swan neck mixer tap and tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, built in eye level oven with combination microwave over, 4 ring hob with extractor over, plumbing for washing machine, space for fridge and tumble dryer, uPVC double glazed window to side, uPVC double glazed entrance door with matching frosted double glazed window to front, double radiator, ceramic tiled flooring, ceiling with recessed spotlights, uPVC double glazed entrance door to side, door to:



### **Hallway**

Ceramic tiled flooring, access to loft via a pull down metal ladder, door to:

### **Lounge 16'2" x 11'4" (4.92m x 3.45m)**

UPVC double glazed window to front, coal effect gas fire set in ornate timber Adam style surround and tiled inset and hearth, double radiator, coving to ceiling.



### **Bedroom 1 12'6" x 11'4" (3.82m x 3.45m)**

UPVC double glazed window to rear, built-in triple wardrobe(s) with sliding doors, hanging rails and shelving, double radiator, coving to ceiling.

### **Bedroom 2 9'3" x 8'8" (2.82m x 2.63m)**

Window to rear, radiator.



### **Shower Room**

Fitted with three piece modern white suite comprising tiled shower enclosure with shower over, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

### **Outside**



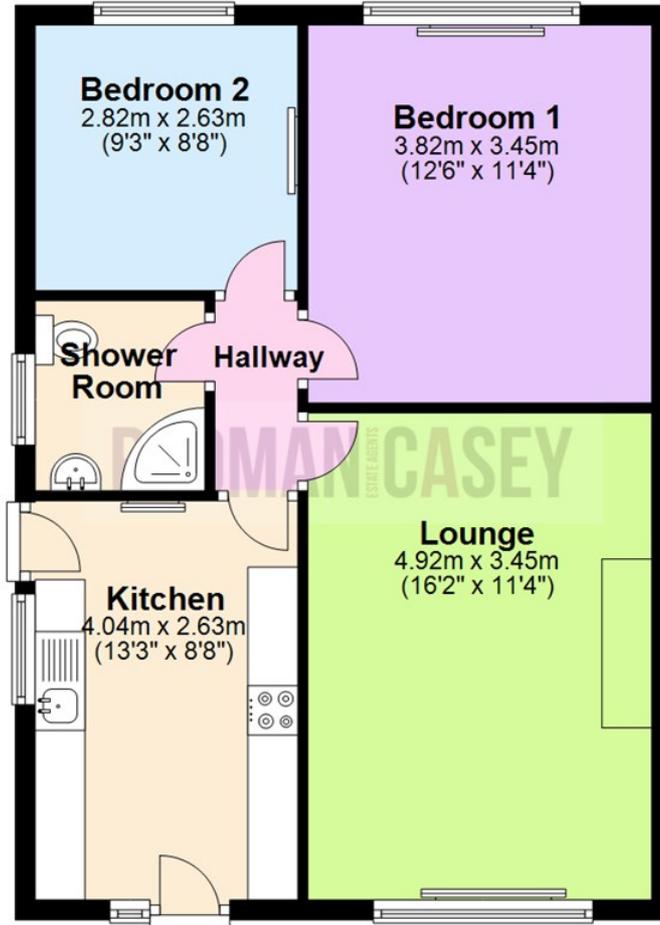
Open plan front garden with lawned area and mature flower and shrub borders, paved driveway to the front and side leading to garage.

Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area, paved pathway and mature flower and shrub borders, detached single garage with power and light connected with up and over garage door.



## Ground Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.1 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>71</b>	<b>88</b>
<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	

