

2 Knowsley Grove, Horwich, Bolton, Greater Manchester, BL6 6EZ



Offers Over £84,995

- 2 Bedrooms
- 2 Receptions
- Double Glazing
- Fitted Kitchen
- Attached Garage
- 3 Bedrooms
- Refurbished Throughout
- Gas Centrally Heated
- Double Glazed Windows
- Garage



Entrance Hall

Carpeted stairs to first floor landing, door to:

Lounge/Diner 13'2" x 17'9" (4.01 x 5.41)

Hardwood double glazed window to front, wall mounted gas fire with back boiler serving heating system and domestic hot water, two radiators, dado rail, sliding door, opening to dining area,

Kitchen 8'5" x 7'0" (2.57 x 2.13)

Fitted with matching base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, radiator, uPVC double glazed door to rear,

Dining Area 7'7" x 5'9" (2.31 x 1.75)

UPVC frosted double glazed window to rear, radiator, dado rail.

Garage

Attached pre-fabricated single garage with power connected, timber double doors to front, rear and side doors.

Bedroom 1 16'1" x 9'10" (4.9 x 3)

Two hardwood double glazed windows to front, built-in airing cupboard with, housing, hot water tank, Storage cupboard, two built-in double wardrobes with hanging rails and shelving, built-in over-stairs storage cupboard, radiator,

Bedroom 2 9'2" x 7'8" (2.79 x 2.34)

Hardwood double glazed window to rear, built-in double wardrobe(s) with hanging rail, shelving and drawers, radiator,

Bathroom

Refitted with three piece modern white suite comprising deep panelled bath with electric shower over and inset wash hand basin in vanity unit with storage under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, hardwood frosted double glazed window to rear, radiator,

Landing

Access to part boarded loft.

Front

Front garden, enclosed by dwarf brick wall to front and sides, paved path leading to front entrance door with gravelled area and shrub borders, concrete driveway to the front leading to garage.



Rear

Rear garden, enclosed by dwarf brick wall and timber fencing to rear and sides, paved patio, paved pathway with grassed area and shrub borders,

Lobby

Communicating door with glass paneling opens into lobby with door to lounge and stairs rising to upper level.

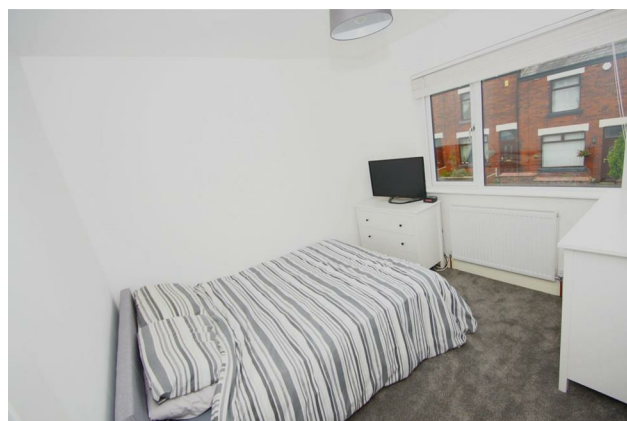
Lounge 13'1" x 12'4" (3.99 x 3.76)

Door from lobby to lounge with slate grey effect laminate flooring, power points, wall mounted radiator, double glazed window to front aspect, door to kitchen diner, aerial point.



Kitchen/Dining Room 15'11" x 11'7" (4.85 x 3.53)

Fantastic open plan kitchen diner with a range of wall and base units with contrasting work surfaces, with complimentary splash back tiling, power points, slate grey effect tiled style flooring, wall mounted radiator, integrated oven & grill with 4 hob gas burner and over head extractor, plumbed for washing facilities, space for fridge freezer, part vaulted ceiling with velux windows and sliding patio doors opening to the rear garden and patio areas.



Landing

Stairs rise to first floor landing, doors lead to further accommodation.

Bathroom

three piece white suite with paneled bath, low level W.C. & incorporating vanity wash basin with storage, wall mounted heated towel rail, tiled floor, double glazed frosted window to rear.



Bedroom 2 9'1" x 7'4" (2.77 x 2.24)

Access from landing, double glazed window to the rear overlooking the rear gardens, power points, wall mounted radiator, space for robes.

Bedroom 1 9'1" x 9'9" (2.77 x 2.97)

Double bedroom with door from landing, double glazed window to front elevation, power points, space for robes, wall mounted radiator.

Bedroom 3 6'10" x 6'5" (2.08 x 1.96)

Situated to the front aspect, double glazed window, power points, wall mounted radiator.

Outside

To the front flagged patio with gravel bedded area and a garage to the side with double opening doors providing potential off road parking.

To the rear artificial grass area with purple shale bedded section, raised patio area with surrounding traditional wooden paneled fencing as borders.



