

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



Price £119,995

Superbly presented and extended two double bedroom mid terraced property . Offering excellent accommodation the property must be viewed to be appreciated with two reception rooms, fitted kitchen and modern bathroom. Benefiting from gas central heating and double glazing, the property is ideally located for access to local shops, schools and transport links.



Ideally positioned for access to local amenities, shops, schools and transport links make this property an ideal first time buy . The property offers excellent accommodation which comprises :- Porch, hallway, lounge, dining room, fitted kitchen. To the first floor there are two generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there is a small garden to the front and enclosed courtyard to the rear . Viewing is essential to appreciate.

Porch

UPVC double glazed entrance door, door to:

Hall

Radiator, laminate flooring, coving to ceiling, door to:

Lounge 12'6" x 10'7" (3.80m x 3.23m)

UPVC double glazed window to front, coal effect gas fire with ornate timber surround and marble effect inset and hearth, radiator, laminate flooring, coving to ceiling.

Dining Room 13'8" x 13'10" (4.16m x 4.22m)

Fireplace with timber surround and tiled inset, Storage cupboard, radiator, coving to ceiling, stairs to first floor (please note the spindles may be replaced by standard spindles by the owner) , uPVC double glazed french doors to garden, open plan to:

Kitchen 15'4" x 5'11" (4.68m x 1.80m)

Fitted with a matching range of cream gloss base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door.

Landing

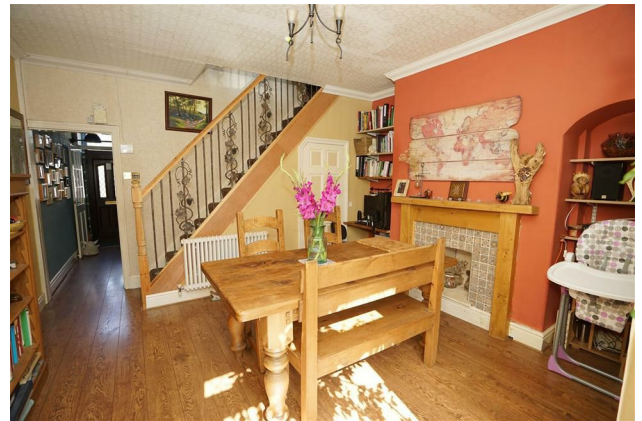
Door to:

Bedroom 1 12'6" x 14'0" (3.80m x 4.27m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator.

Bedroom 2 13'8" x 7'4" (4.16m x 2.23m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails and shelving, radiator.



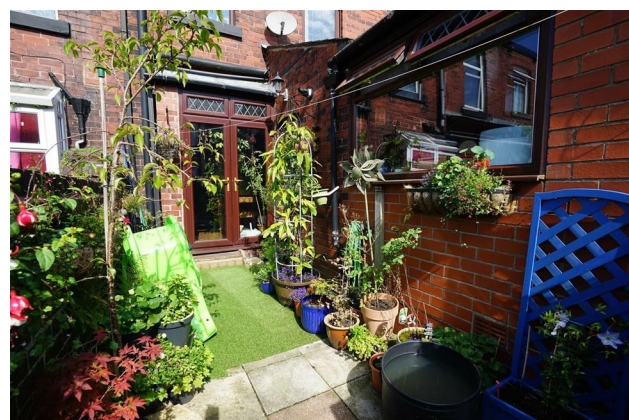
Bathroom

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

Outside

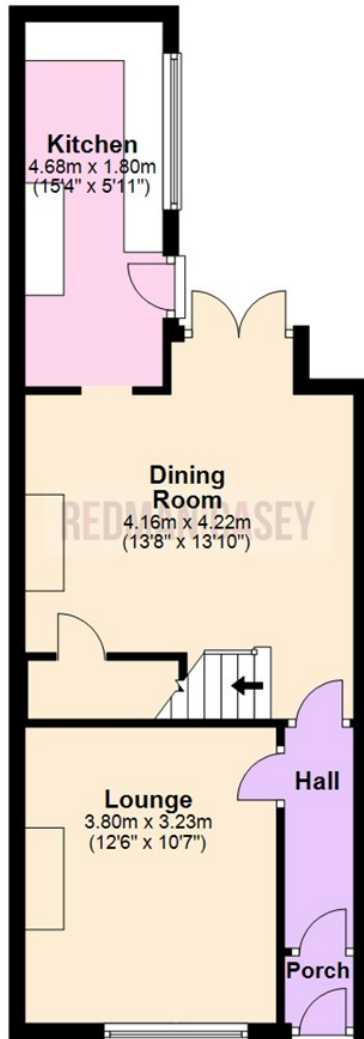
Front garden, enclosed by dwarf brick wall to front and side, paved pathway leading to front entrance door with mature flower and shrub borders.

Rear garden, enclosed by brick wall to rear and sides, paved sun patio, rear gated access brick built storage shed.



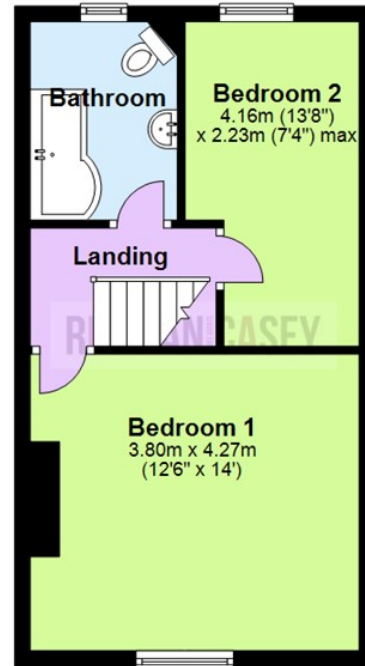
Ground Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 78.0 sq. metres (839.7 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

