

15 Yarrow Grove, Horwich, Bolton, BL6 7TX



Offers In The Region Of £185,000

Two bedroom end town house. In good condition throughout, ideally located in this popular residential area, close to local shops, schools, transport links and all local amenities. This property benefits from double glazing, gas central heating, garden to front and spacious garden to the rear with patio and garage. This two bedroom home is highly recommended for viewing to appreciate the condition, location and all this home has to offer. The property also offers the potential to reconfigure the upstairs to three bedrooms.

- Two Bedroom End Town House
- Lounge and Dining Kitchen
- Detached Garage
- EPC Rating C
- Potential to Reconfigure the Upstairs to Three Bedrooms.
- Conservatory
- Gardens Front and Rear
- Council Tax Band B



Well presented two bedroom end town house situated in a popular residential location. Close to local secondary and primary schools, shops, transport links and all local amenities. The property comprises:- Entrance hall, lounge dining kitchen and conservatory. To the first floor there are two bedrooms and bathroom. Benefiting from double glazing, gas central heating, gardens to front and rear with detached garage to the rear. This well presented property is highly recommended for viewing to appreciate the space, the location and all that is on offer. The property also offers the potential to reconfigure the upstairs to three bedrooms.

Hallway

Double radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 15'11" x 9'9" (4.86m x 2.98m)

UPVC double glazed leaded window to front, living flame effect electric fire set in ornate timber surround and marble effect inset and hearth, dado rail, coving to ceiling, door to built-in under-stairs storage cupboard.

Kitchen/Diner 10'4" x 13'1" (3.16m x 3.99m)

Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge/freezer, gas point for cooker with extractor hood over, uPVC double glazed window to rear, double radiator, laminate tiled flooring, dado rail, door to:

Conservatory

Half brick and uPVC double glazed construction with polycarbonate roof, ceiling fan and power and light connected, two windows to rear, two windows to side, radiator, ceramic tiled flooring, double door.

Bedroom 1 15'11" x 9'10" (4.86m x 2.99m)

Two uPVC double glazed windows to front, radiator, door to Storage cupboard, dado rail, built-in over-stairs storage cupboard.

Bedroom 2 10'4" x 7'1" (3.16m x 2.15m)

UPVC double glazed window to rear, double radiator.

Bathroom

Fitted with three coloured suite comprising deep panelled bath with electric shower over, inset wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator.

Outside

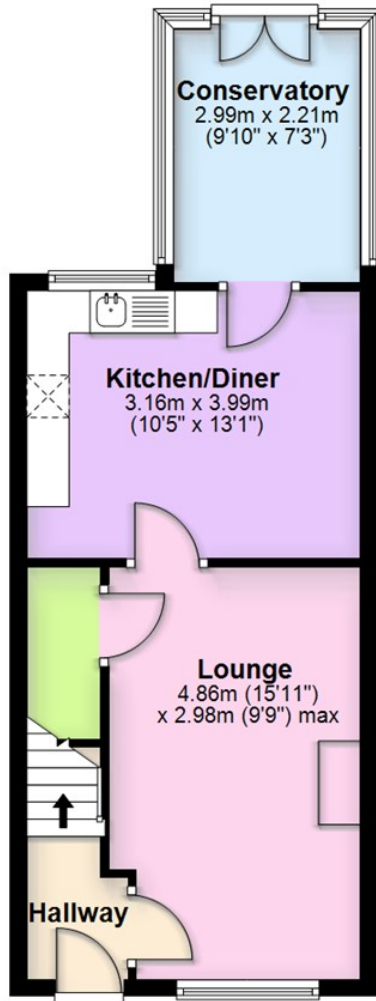


Front garden, paved pathway leading to front entrance door, enclosed by timber fencing and mature hedge to front and sides with gravelled area and mature flower and shrub borders. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, mature flower and shrub borders, rear gated access detached garage with power connected.



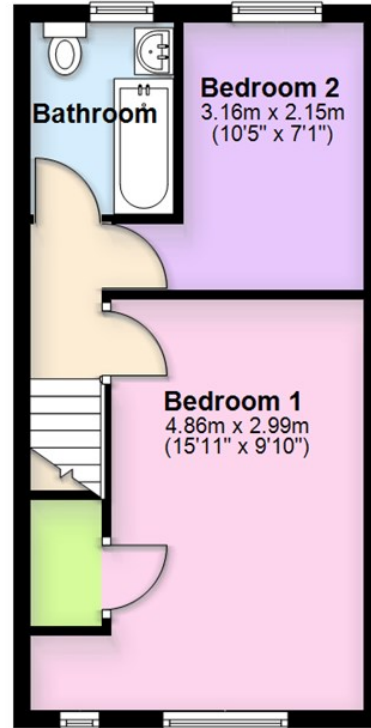
Ground Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 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		
(81-91) B		
(69-80) C	73	80
(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		
(81-91) B		
(69-80) C		
(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	

