

13 Stanley Grove, Horwich, BL6 6HB



## Offers In The Region Of £145,000

Ideally located for access to Middlebrook Retail Park, Horwich Parkway Station and the M61 is a well presented two bedroom mid-terrace property. The property is in good decorative order throughout and modern styled floor coverings. It comprises of entrance hallway, lounge, dining kitchen, two good sized bedroom and three piece family bathroom with shower over the bath. Externally there is a low maintenance garden to the rear with AstroTurf and barked border area and to the front is a small garden with barked bedding area.

- 2 Double Bedrooms
- Fitted Kitchen
- No Chain
- EPC Rating C
- Spacious Lounge
- Garden to Rear
- Viewing Highly Advised
- Council Tax Band A



Well presented and improved two double bedroom mid terraced property, ideally located for access to local amenities, shops and schools. The property offers excellent accommodation which will make a fantastic first purchase or buy to let investment with a potential return of around £800 pcm. Comprising hallway, lounge, fitted dining kitchen, to the first floor there are two double bedrooms and bathroom fitted with a three piece white suite. Outside there is a small garden to the front and to the rear a generous garden with patio and artificial lawned area offering excellent outdoor space generally unheard of in a mid terraced property. Viewing is essential to appreciate all that is on offer.



### Entrance Hall

Stairs, door to:

### Lounge 10'4" x 13'0" (3.16m x 3.96m)

UPVC double glazed window to front, double radiator, door to:

### Kitchen 6'9" x 16'3" (2.07m x 4.95m)

Fitted with a matching range of beech effect fronted base and eye level units with contrasting 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 gas hob with extractor hood over, uPVC double glazed window to rear, uPVC frosted double glazed window to rear, built-in under-stairs storage cupboard, radiator, vinyl flooring, uPVC double glazed door to garden, door.



### Landing

Door to:

### Bedroom 1 10'3" x 16'1" (3.12m x 4.89m)

Two uPVC double glazed windows to front, radiator.

### Bedroom 2 7'1" x 8'11" (2.16m x 2.72m)

UPVC double glazed window to rear, radiator.



### Bathroom

Fitted with three piece 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, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

### Outside

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

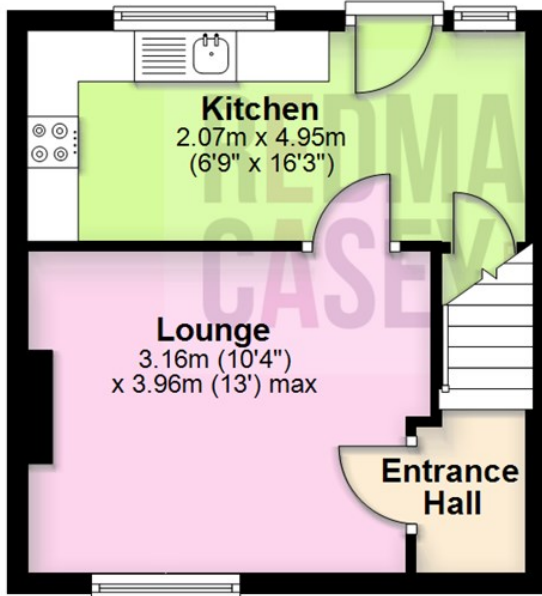
Rear garden, enclosed by brick wall and timber fencing to rear and sides, sun patio, rear gated access with artificial lawned area.





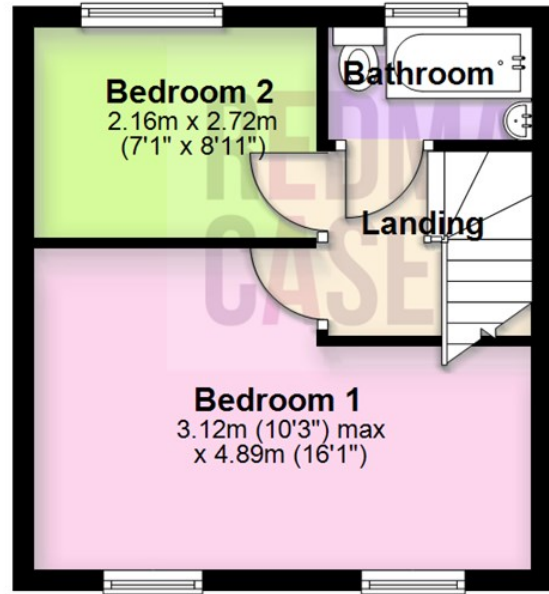
### Ground Floor

Approx. 26.2 sq. metres (282.3 sq. feet)



### First Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



**Total area: approx. 52.3 sq. metres (562.8 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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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#### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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