

**23 Stanley Grove, Horwich, Bolton, BL6 6HB**



## **Offers Around £240,000**

Well presented two bedroom semi detached bungalow located in a quiet Cul-De-Sac, close to local shops, transport links and all local amenities. This home benefits from double glazing, gas central heating, gardens front and rear, driveway, garage and garden shed. This property is highly recommended for viewing to appreciate the condition, location and all that is on offer.

- Semi Detached
- Two Bedroom.
- Gardens Front And Rear
- Excellent Condition
- Council Tax Band B
- Bungalow
- Off Road Parking
- Garage
- Double Glazed & Gas Central Heating
- EPC Rating





Well presented two bedroom semi detached bungalow located in a quiet Cul-De-Sac and in a very popular residential location. Situated close to local shops, transport road and rail links and all local amenities. This true bungalow comprises;- Entrance hall, lounge/diner, kitchen, two bedrooms, family bathroom. To the outside there are gardens front and rear with garden shed and single detached garage,. This home benefits from double glazing, gas central heating, off road parking and is highly recommended for viewing to appreciate the condition, location and all this home has to offer.

### Entrance Hall

UPVC frosted double glazed window to front, double radiator, uPVC double frosted entrance door to front:

### Lounge 16'10" x 11'5" (5.12m x 3.48m)

UPVC double glazed window to front, coal effect gas fire set in feature marble surround, double radiator,

### Kitchen 9'2" x 8'7" (2.79m x 2.62m)

Plumbing for automatic washing machine, space for fridge/freezer, built-in gas oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, radiator, uPVC double glazed frosted entrance door to side:

### Bedroom 1 12'4" x 11'5" (3.77m x 3.48m)

UPVC double glazed window to rear, range of fitted wardrobes, double radiator,

### Bedroom 2 9'6" x 8'7" (2.89m x 2.62m)

UPVC double glazed window to rear, radiator:

### Bathroom

Three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin, low-level WC, UPVC frosted double glazed window to side, heated towel rail:

### Garage

Detached single garage, up and over door. power and lighting.

### Inner Hall

Radiator.

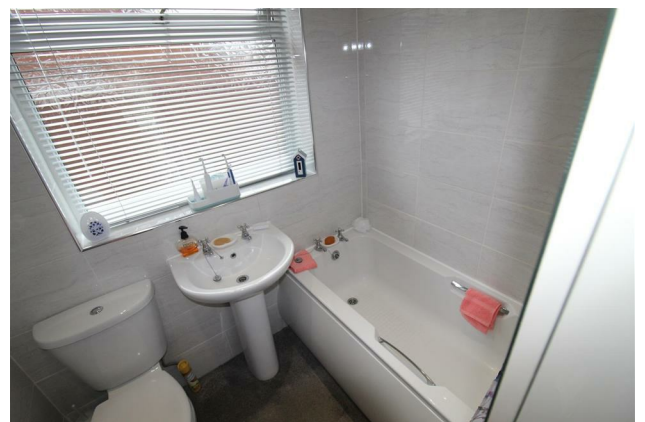
### Outside Front

Lawn with driveway leading to garage.

### Outside Rear

Enclosed rear garden with lawn mature planting, patio seating area and garden shed, bin store.







## Ground Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Total area: approx. 70.6 sq. metres (759.6 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		
	69	77
<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	

