



16 Grundy Street, Westhoughton
Bolton

Offers in Region of **£180,000**



16 Grundy Street

Westhoughton, Bolton

Newly modernised 3 bed end terrace with no chain. Ready to move into. Close to schools, amenities, M61 motorway. Walking distance to Westhoughton train station and town centre. Highly recommended viewing.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Chain
- End Terraced Property
- Newly Painted
- Newly Carpeted
- Modern Kitchen/Diner
- Garden to Front and Rear
- Walking Distance to Westhoughton Train Station
- Great Location
- Viewing Highly Recommended



**Porch**

Double glazed door leading into porch with tiled floor.

Lounge

14' 6" x 14' 10" (4.42m x 4.52m)

Spacious lounge with double glazed leaded window to front aspect, wooden fire surround, stairs leading to first floor, neutral decor, central heating radiator, newly laid carpet.

Kitchen/Diner

14' 6" x 8' 9" (4.43m x 2.67m)

Double glazed patio doors and leaded window to rear aspect overlooking the garden, a range of wall and base units with worktops over, built in oven with gas hob and extractor hood, plumbing for washing machine and space for fridge freezer, modern splashbacks, stainless steel sink with drainer and mixer tap, spotlights, neutral decor, central heating radiator, ample room for dining, newly laid vinyl flooring.

Landing

Loft access, neutral decor, newly laid carpet.

Master Bedroom

9' 10" x 11' 5" (3.00m x 3.47m)

Great size master bedroom with double glazed leaded window to rear aspect, neutral decor, central heating radiator, newly laid carpet.

Bedroom 2

7' 3" x 12' 2" (2.22m x 3.71m)

Another good size bedroom with double glazed leaded window to front aspect, neutral decor, central heating radiator, newly laid carpet.





Bedroom 3

8' 10" x 9' 0" (2.69m x 2.75m)

Double glazed leaded window to front aspect, storage cupboard, neutral decor, central heating radiator, newly laid carpet.

Bathroom

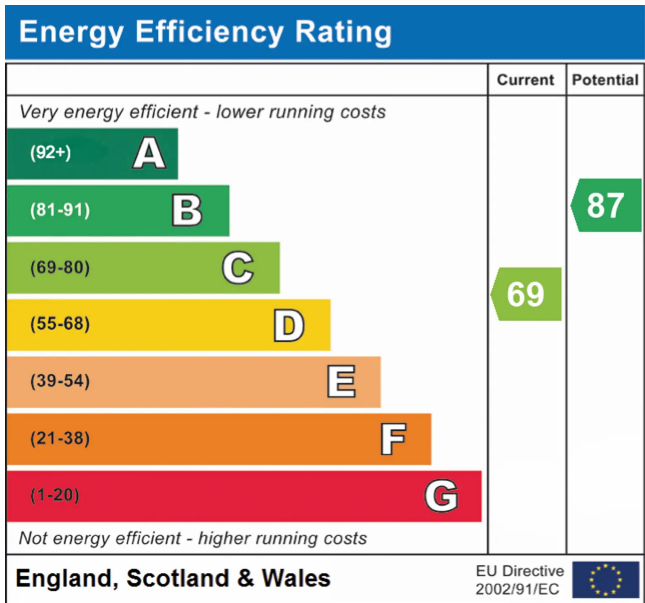
6' 5" x 7' 9" (1.95m x 2.36m)

Three piece suite in white comprising of; Low level WC, hand wash basin, bath with shower over, part tiled walls, spotlights, neutral decor, central heating radiator. Double glazed window to rear aspect, vinyl flooring.

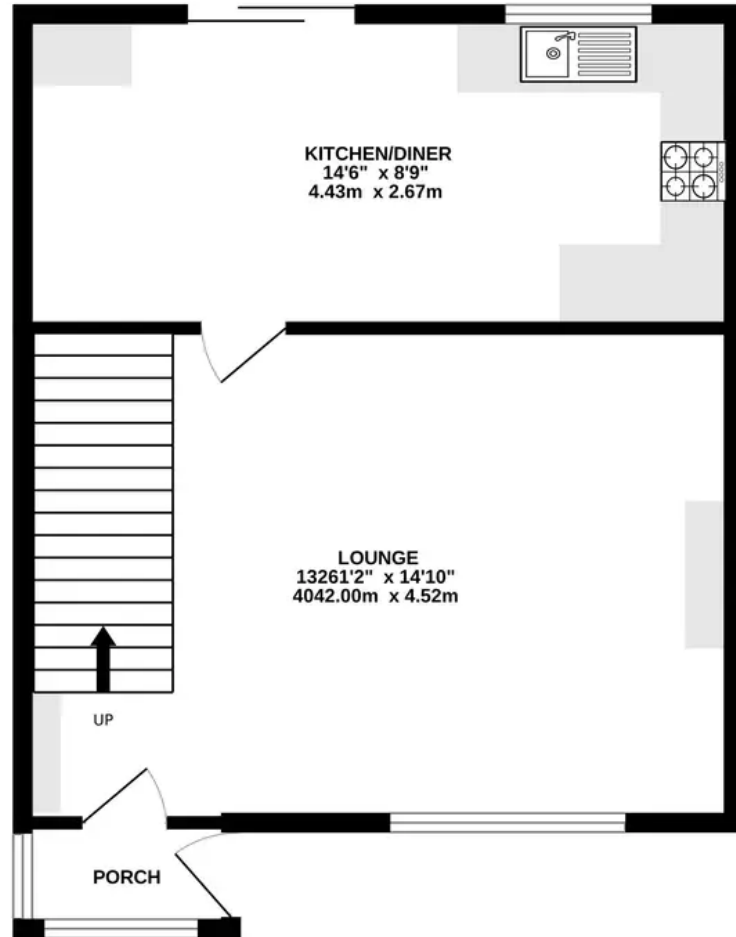
Parking

On road

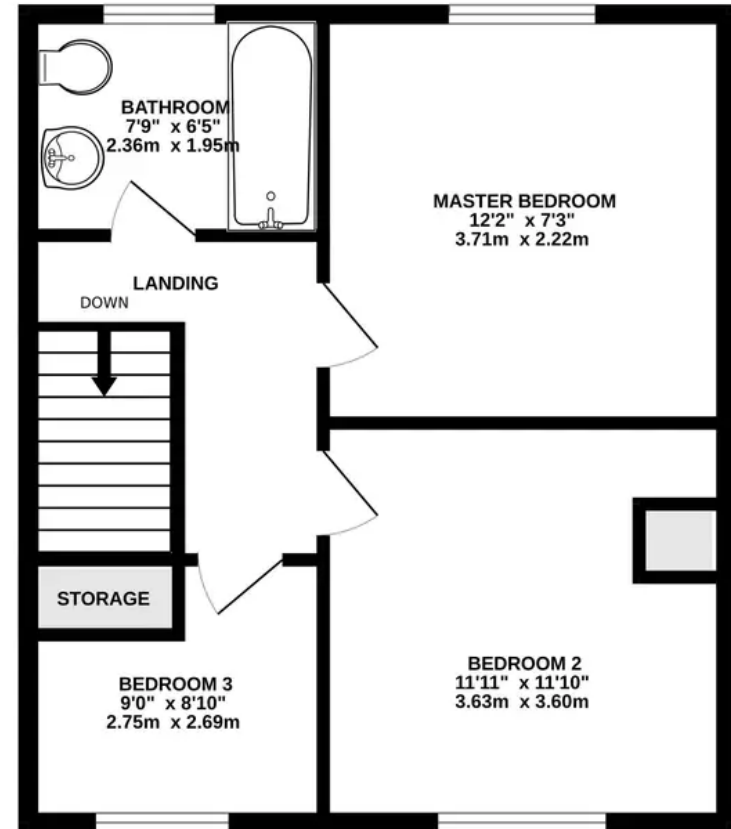




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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