



Grovelands, Bolton, BD2

£157,995

**** THREE BEDROOMS ** SEMI DETACHED ** WELL PRESENTED ** REAR VIEWS ****

*** MODERN KITCHEN & BATHROOM * DOUBLE DRIVEWAY * ENCLOSED GARDEN ***

Offering fantastic family sized accommodation, is this very well presented three bedroom semi detached house. Occupying a much sought after residential location and benefits from gas central heating, upvc double glazing and alarm system.

Reception hall, lounge with dining area, modern light oak effect kitchen, three first floor bedrooms, modern white house bathroom and a separate wc.

To the outside there is a double drive to the front and an enclosed garden to the rear with lawn and patio.





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Offering fantastic family sized accommodation benefiting from gas central heating, upvc double glazing and alarm system.

Briefly comprises reception hall, lounge with dining area, modern light oak effect kitchen, three first floor bedrooms, modern white house bathroom and a separate wc.

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Reception Hall

With radiator.

Lounge With Dining Area

20'6" x 11'6" (6.25m x 3.51m)

Having a modern stainless steel pebble effect gas fire in modern fireplace surround, two radiators.

Kitchen

11'4" x 7'11" (3.45m x 2.41m)

Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls and radiator.

First Floor Landing

Bedroom One

11'4" x 10'9" (3.45m x 3.28m)

With radiator.

Bedroom Two

11'6" x 9'9" (3.51m x 2.97m)

With radiator.

Bedroom Three

7'9" x 6'9" (2.36m x 2.06m)

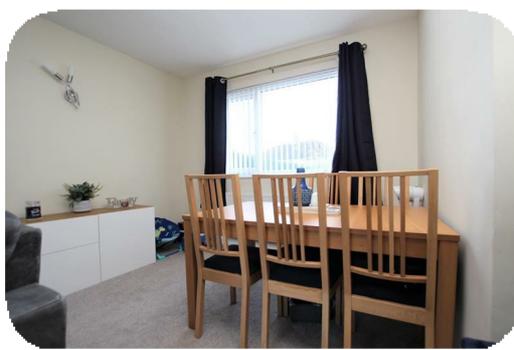
With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Separate WC

With low suite wc.





Exterior

To the outside there is a double driveway to the front, landscaped garden to the rear with lawn and patio.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, after 0.4 miles turn right onto Myers Lane, left onto Groveway, left onto Grovelands and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman

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