

4 Yarrow Grove, Horwich, Bolton, Lancashire, BL6 7TX



## Offers In The Region Of £122,000

Superb one bedroom bungalow ideally located for access to local amenities and shops. Deceptively spacious with generous lounge, shower room , double bedroom with fitted robes and fitted kitchen, gardens to front and rear and off road parking for two cars. sold with no chain, viewing essential.

- Deceptively Spacious
- Spacious Lounge
- Viewing Essential
- Close to Amenities
- Gardens to Front and Rear
- Fitted Kitchen
- Off Road Parking
- EPC Rating C



Located in a quiet cul de sac this deceptively spacious one bedroom terraced bungalow offers excellent accommodation for someone downsizing or as an investment. The property comprises :- Porch, spacious lounge, fitted galley kitchen, double bedroom with fitted wardrobes and shower room fitted with a three piece white suite. Outside there is a small front garden with gravelled borders and to the rear is an enclosed garden with paved patio, garden shed and gated access to two off road parking spaces. Viewing is essential to appreciate all that is on offer. Benefits from gas central heating (new boiler fitted December 2019 Upvc double glazing. Sold with no chain and vacant possession.

### **Porch**

UPVC frosted double glazed window to side, uPVC double glazed entrance door, door to:

### **Lounge/Diner 15'0" x 14'1" (4.56m x 4.28m)**

UPVC double glazed window to front, fireplace with marble effect surround and hearth, radiator, double radiator, laminate flooring, door to:

### **Hall**

Laminate flooring, door to:

### **Kitchen 11'7" x 5'0" (3.54m x 1.52m)**

Fitted with a matching range of base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for, vent for tumble dryer, space for fridge/freezer and cooker, electric point for cooker with extractor hood over, uPVC double glazed window to rear, radiator, vinyl flooring, door to:

### **Shower Room**

Fitted with three piece modern white suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, extractor fan, radiator, laminate tiled flooring.

### **Bedroom 1 11'7" x 8'9" (3.54m x 2.66m)**

UPVC double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator.

### **Outside**

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

South facing rear garden, enclosed by timber fencing and mature hedge to rear and sides, rear gated access, paved

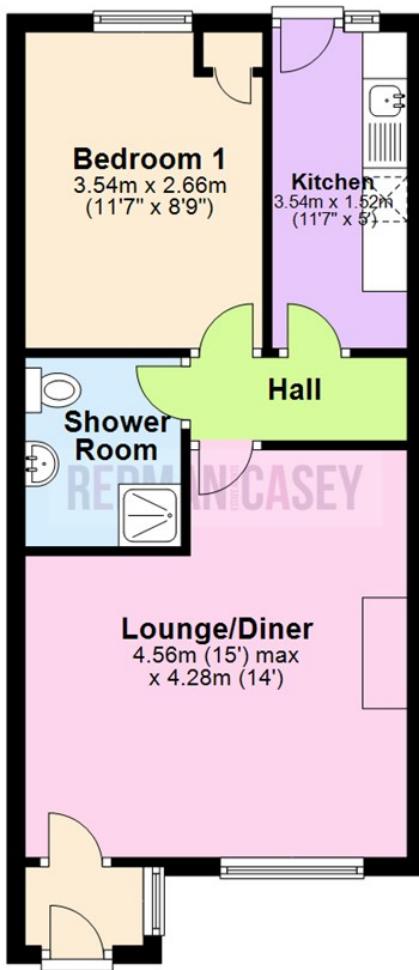


sun patio, paved pathway, mature flower and shrub borders, parking for two cars.



## Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 40.8 sq. metres (439.0 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		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

