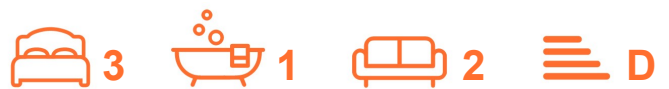




## 11 Singleton Grove

Bolton, BL5 3HW

**Offers in the region of £265,000**





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## Accommodation Comprises

Entering through the composite door to the front elevation to this beautiful family home.

### Entrance Hallway

12'7" x 6'2" (3.84m x 1.88m)

Welcoming entrance hallway with carpet to floor, centre ceiling light, understairs storage cupboard.

### Lounge

13'11" x 11'8" (4.24m x 3.56m)

UPVc double glazed window to the front elevation, carpet to floor, double radiator, coving, two wall lights, centre ceiling light, plug sockets.

### Modern Fitted Kitchen/Dining Room

19'7" x 16'7" (5.97m x 5.05m)

Modern fitted kitchen open plan to the dining room. The kitchen is fitted with cream high gloss soft closing handleless wall and base units and complimentary work surfaces over, integrated oven and grill, 5 ring gas hob and extractor hood above, blanco inset sink with host mixer tap, integrated dishwasher, integrated washing machine, fridge freezer, understairs cupboard housing Viessmann combi boiler, two centre ceiling lights, radiator, plug sockets, wooden flooring, UPVc double glazed window to rear, composite door to side elevation.

The dining room benefits from UPVc french doors opening onto the rear garden, double radiator, plug sockets, centre ceiling light.

### Landing

8'5" x 7'2" (2.57m x 2.18m)

Carpet to stairs with white balustrade unit, on the landing there is a UPVc double glazed opaque window to side elevation, loft access, carpet to floor, centre ceiling light.

### Bedroom One

12'9" x 9'3" (3.89m x 2.82m)

UPVc double glazed window to front elevation, carpet to floor, fitted wardrobes, plug sockets, radiator, centre ceiling light.

### Bedroom Two

9'7" x 9'3" (2.92m x 2.82m)

UPVc double glazed window to rear elevation, fitted wardrobes, carpet to floor, plug sockets, centre ceiling light, radiator.

### Bedroom Three

9'1" x 7'2" (2.77m x 2.18m)

UPVc double glazed window to the front elevation, fitted wardrobes, carpet to floor, radiator, centre ceiling light.

### Family Bathroom

8'5" x 6'4" (2.57m x 1.93m)

Modern family bathroom suite with underfloor heating, UPVc double glazed opaque window to side elevation, low level Wc flush, wall mounted sink and mixer tap, p shaped bath with mixer tap and combi shower over with glass shower screen, wall mounted mirror, towel rail, part tiling to walls, tiled floor, spotlights to ceiling.

### External

To the front of the property is a large driveway for ample off road parking leading to detached garage. Side access. Garden to front mainly laid to lawn with flowers and shrubs to borders.

Large rear garden with patio areas to the side and rear, side gated access, mature trees, flowers and shrubs to borders, shed, fenced panelled

boundaries. Side door access to the detached garage.

### Detached Garage

Detached Garage with up and over door, power and light.

### Tenure

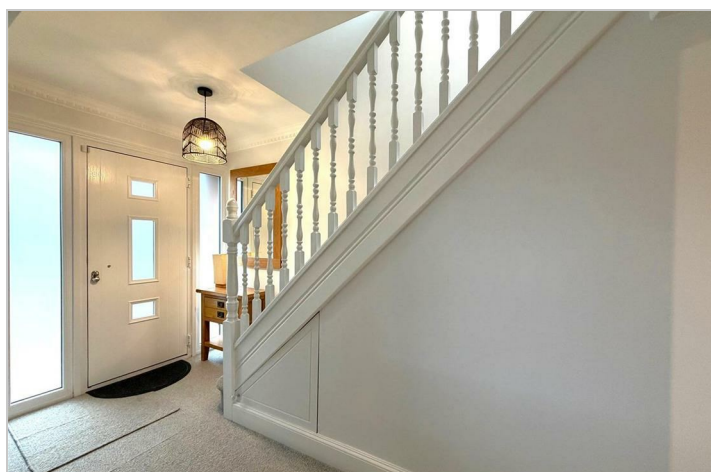
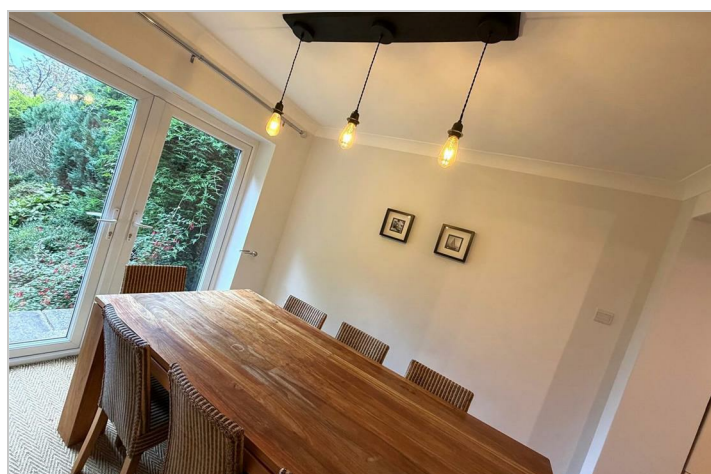
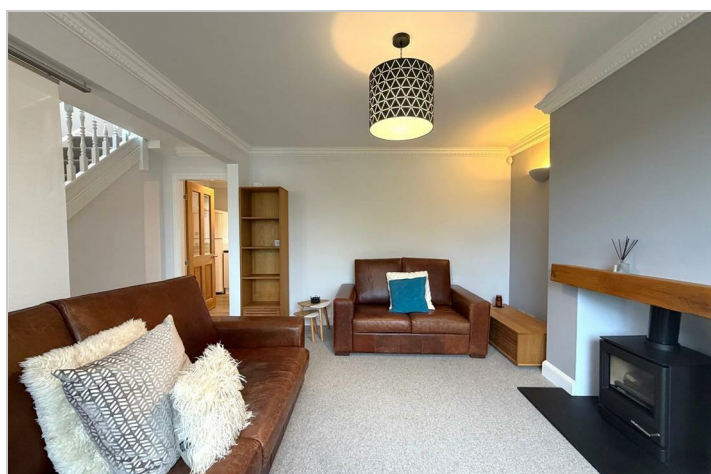
The property is Freehold.

### Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to

recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



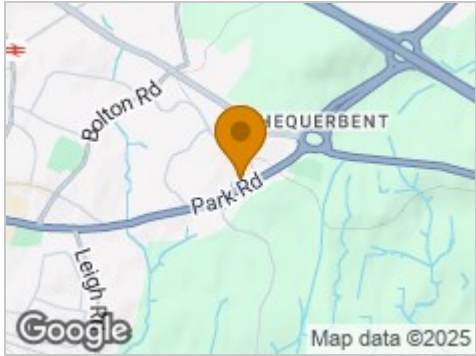
Road Map



Hybrid Map



Terrain Map



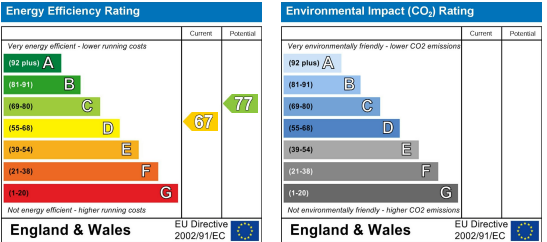
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.