charlesworth estates.co.uk

5 Singleton Grove

Bolton, BL5 3HW

Offers over £220,000

2 | 1 | 1 | D

5 Singleton Grove

Bolton, BL5 3HW

Offers over £220,000

Accommodation
Enter via the uPVC double glazed door with glass windows to side.

Entrance Hallway
6'8" x 4'1" (2.03m x 1.24m)
Laminate flooring, radiator, two wall lights, wall mounted alarm panel, cupboard housing Worcester combi boiler and utility meters.

Lounge
17'6" x 11'6" (5.33m x 3.51m)
uPVC double glazed window to front elevation, Adam style mahogany fire surround with marble effect back and hearth, gas fire, double radiator, carpet to floor, centre ceiling light, three wall lights, plug sockets, tv aerial point, coving.

Kitchen / Diner
16'0" x 8'7" (4.88m x 2.62m)
Spacious Kitchen fitted with a range of cream shaker style wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink and drainer, gas hob with extractor canopy over, integrated oven and grill, integrated fridge freezer, integrated auto washer, integrated tumble dryer. Partial tiling to walls, plug sockets, tiled floor, ceiling spotlights, double radiator, space to site table and chairs, uPVC double glazed window overlooking the beautiful private rear garden and further uPVC double glazed window to side elevation, uPVC double glazed door leading to rear garden.

Inner Hallway
Carpet to floor, loft access, doors leading off to rooms.

Master Bedroom
13'0" x 11'5" (3.96m x 3.48m)
uPVC double glazed window overlooking beautiful rear garden, carpet to floor, radiator. coving, centre ceiling light, plug sockets. Fitted wardrobes with overhead storage and dressing table.

Bedroom Two
9'6" x 9'5" (2.90m x 2.87m)
Two uPVC double glazed windows to side elevation, plug sockets, centre ceiling light, coving, radiator, carpet to floor.

Shower Room
6'3" x 6'2" (1.91m x 1.88m)
Shower cubicle with glass sliding door, combi shower and hand held attachment, vanity sink with storage below, low level w.c. flush. Fully tiled walls, tiled flooring, wall mounted mirror, chrome radiator/towel rail, centre ceiling light, vent, uPVC double glazed window to side elevation.

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

External
Front: Laid mainly to lawn with borders stocked with flowers and shrubs. Driveway allowing off road parking for two/three vehicles.

Rear: South/east facing private large rear garden laid mainly to lawn with borders stocked with mature trees, shrubs and flowers. Indian stone paved patio/entertaining area, fenced panelled boundaries, gated side access, two garden sheds.

Tenure

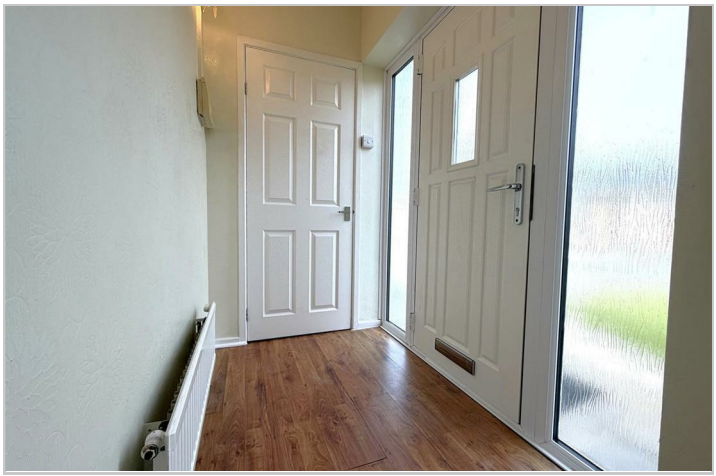
We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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

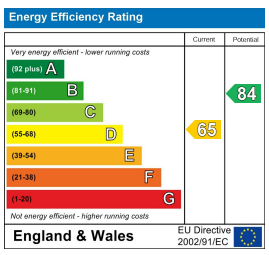
Terrain Map

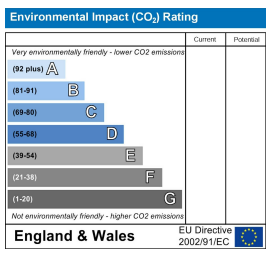
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.