

**11 Knowsley Grove, Horwich, Bolton, Greater Manchester, BL6 6EZ**



## **Offers In The Region Of £147,500**

Well presented two bedroom mid terraced property ideally located for local amenities, shops, schools and local transport links along with Middlebrook retail park , M61 and Railway links to Manchester and Preston. The property offers excellent accommodation with two receptions plus kitchen, two bedroom and a four piece bathroom. spacious courtyard to rear and small garden to the front sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- Two Generous Bedrooms
- Two Reception Rooms
- Viewing Essential
- EPC Rating E
- Close to amenities & transport links
- Decked area in Courtyard
- No Chain
- Council Tax Band A





Ideal first purchase or buy to let investment. The property comprises:- Porch, hallway, lounge, dining room and kitchen. To the first floor there are two generous bedrooms and a bathroom fitted with a four piece suite. Outside to the rear is a pleasant courtyard with timber decking area and a small garden to the front. Set off Chorley New Road, the property offers excellent access to local amenities, shops and transport links with M61 motorway and Lostock Parkway Railway station in close proximity.

### **Porch**

Laminate flooring, uPVC double glazed entrance door, door to:

### **Hallway**

Laminate flooring, open plan to Dining Room, door to:

### **Lounge 12'5" x 10'6" (3.78m x 3.20m)**

UPVC double glazed window to front, coal effect gas fire with surround, radiator, laminate flooring, coving to ceiling.

### **Dining Room 13'9" x 13'10" (4.19m x 4.22m)**

Coal effect gas fire with surround, built-in under-stairs storage cupboard, double radiator, laminate flooring, stairs to first floor landing, open plan, uPVC double glazed french doors to rear, door to:

### **Kitchen 7'10" x 5'10" (2.38m x 1.78m)**

Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, built-in electric fan assisted oven, four ring gas with extractor hood over, uPVC double glazed window to side, radiator, laminate flooring.

### **Landing**

Door to:

### **Bedroom 1 12'5" x 13'10" (3.78m x 4.22m)**

UPVC double glazed window to front, radiator, coving to ceiling.

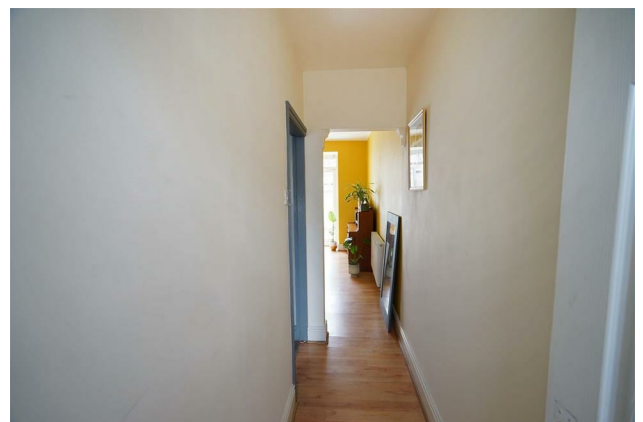
### **Bedroom 2 13'8" x 6'7" (4.17m x 2.00m)**

UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling.

### **Bathroom**

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

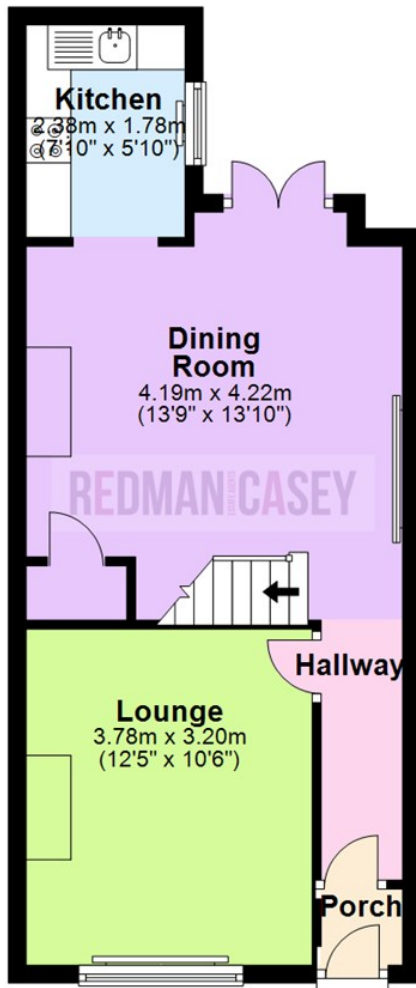






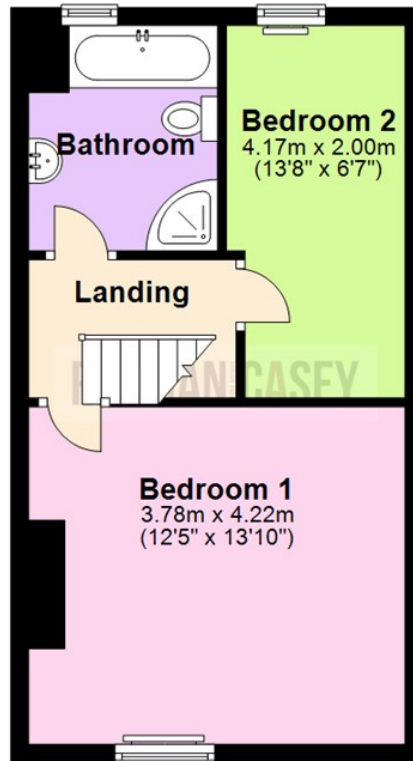
## Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



## First Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 73.1 sq. metres (786.5 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>78</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>49</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         | <b>73</b> |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                | <b>42</b>               |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

