

25 Chilgrove Avenue, Blackrod, Bolton, BL6 5TR



Offers In The Region Of £225,000

Deceptively spacious three bedroom detached bungalow situated in a small cul de sac. The property offers excellent accommodation. Sold with no chain and vacant possession this is a property requiring full updating internally, Upvc double glazing throughout along with fascia and soffits. detached garage and workshop. Viewing is highly recommended.

- Detached True Bungalow
- 3 Bedrooms
- Garage and Gardens
- EPC Rating TBC
- In Need of Full Renovation
- Spacious Lounge
- No Chain
- Council Tax Band C



Situated within a small of the cul de sac this spacious detached bungalow offers excellent accommodation with easy maintained gardens with detached garage. The property comprises :- Entrance hall, kitchen, lounge, three bedrooms and bathroom fitted with a three piece suite. Outside there are gardens to front and rear with extensive paved driveway leading to a detached garage and separate workshop. Sold with no chain and vacant possession the property is in need of a full renovation and is priced accordingly.

Hall 4'5" x 3'11" (1.35m x 1.19m)

Radiator, hardwood glazed entrance door, door to:

Lounge/Diner 21'5" x 10'4" (6.52m x 3.14m)

UPVC double glazed box bay window to front, log effect gas fire, two double radiators, dado rail, coving to ceiling, door to:

Kitchen 12'6" x 9'9" (3.82m x 2.97m)

Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink with single drainer with tiled splashbacks, plumbing for washing machine, space for tumble dryer, built-in eye level fan assisted double oven, four ring gas hob, uPVC double glazed window to front, built-in storage cupboard, wall mounted gas boiler, door to:

Hallway

Door to:

Bedroom 1 14'6" x 10'4" (4.42m x 3.14m)

Radiator, uPVC double glazed french double doors to garden, door to:

Bedroom 2 11'5" x 9'9" (3.49m x 2.97m)

UPVC double glazed window to rear, radiator.

Bedroom 3 5'5" x 9'9" (1.64m x 2.97m)

Double glazed window to side, radiator, door to:

Bathroom

Fitted with three piece coloured suite with comprising, deep panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator.

Outside

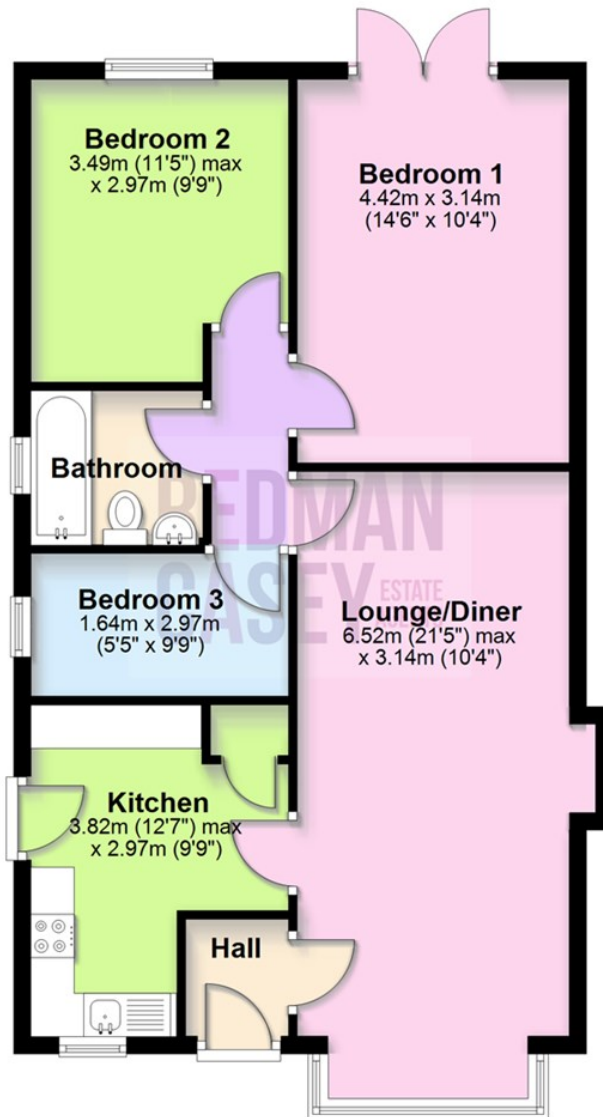
Open plan front garden with lawned area, paved driveway to the front and side leading to a detached garage and offering car parking space for two cars. Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with grassed area, storage shed and garage.





Ground Floor

Approx. 69.4 sq. metres (747.0 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

