

22 Chilgrove Avenue, Blackrod, Bolton, Lancashire, BL6 5TR



Offers In The Region Of £340,000

Deceptively spacious three double bedroom detached bungalow situated at the head of a cul de sac with large corner plot gardens. The property offers excellent accommodation with potential to expand if required. Sold with no chain and vacant possession this is a property not to be missed. Requiring some updating internally the property does benefit from gas central heating via a combination boiler and Upvc double glazing throughout along with fascia and soffits. Viewing is highly recommended.

- Detached True Bungalow
- Large L Shaped Lounge Diner
- Vacant Possession
- EPC Rating D
- 3 Double Bedrooms
- No Chain
- Council Tax Band D
- Viewing Essential



Situated at the head of the cul de sac this deceptively spacious detached bungalow offers excellent accommodation with potential for expansion should the need arise. Large corner plot gardens with detached garage. The property comprises :- Entrance hall, cloaks w.c. Kitchen, large L shaped lounge open plan into dining area three double bedrooms and bathroom fitted with a three piece suite. Outside there are gardens to three sides with driveway leading to a detached garage with power and light connected and remote roller door. Sold with no chain and vacant possession the property is worthy of inspection to appreciate all that is on offer.

Entrance Hall

Built-in storage cupboard with shelving, radiator, karndean flooring, dado rail, coving to ceiling, double glazed composite door with matching side panel, door to:

WC

UPVC frosted double glazed window to front, fitted with two piece coloured suite comprising, wall mounted wash hand basin, low-level WC and half height ceramic tiling to all walls, karndean flooring.

Kitchen 11'1" x 8'10" (3.38m x 2.68m)

Fitted with a matching range of oak fronted base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to front, double radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

Lounge 13'7" x 15'4" (4.15m x 4.67m)

Coal effect gas fire set in feature surround, double radiator, coving to textured ceiling with recessed spotlights, uPVC double glazed patio doors to garden, open plan dining area to:

Dining Area 11'1" x 10'1" (3.38m x 3.07m)

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

Bedroom 1 10'6" x 13'11" (3.19m x 4.23m)

UPVC double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, fitted matching dressing table and bedside cabinets, double radiator.

Bedroom 2 8'1" x 10'3" (2.46m x 3.13m)

UPVC double glazed window to front, radiator, laminate flooring.



Bedroom 3 10'6" x 8'1" (3.19m x 2.47m)

UPVC double glazed leaded window to rear, radiator.

Bathroom

Fitted with three cream suite comprising deep panelled jacuzzi bath with shower over and folding screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, karndean flooring, Upvc panelled ceiling with recessed spotlights.

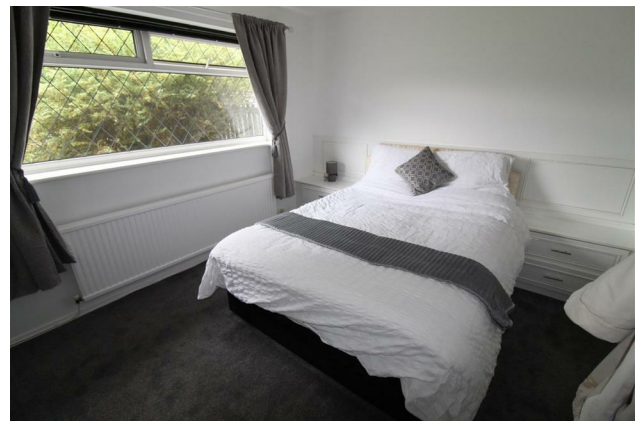
Garage

Detached brick built single garage with power and light connected, remote-controlled roller door.

Outside

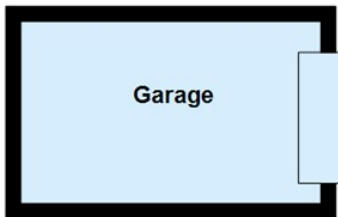
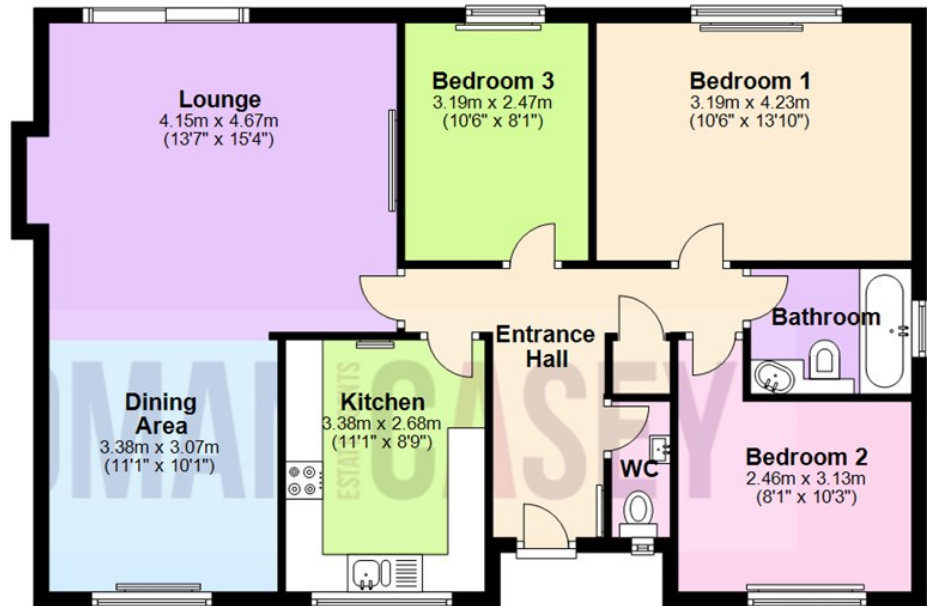
Open plan front garden, block paved driveway to the front and side leading to detached garage with lawned area and mature flower and shrub borders.

Side and rear garden, enclosed by brick wall, timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, paved pathway, side gated access.



Ground Floor

Approx. 86.0 sq. metres (925.7 sq. feet)



Total area: approx. 86.0 sq. metres (925.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

