



INDEPENDENT ESTATE AGENTS



## 36 Grosvenor Way, Horwich, Bolton, Lancashire, BL6 6DJ

An extended end townhouse with large rear garden plus garage and driveway. Very popular location just off Stocks Park Drive. Fitted bedroom furniture to bed 1 and 3.

- LARGE REAR GARDEN PLUS GARAGE AND DRIVE
- WELL, PROPORTIONED LOUNGE
- BEDROOM ONE WITH FITTED FURNITURE
- HIGH QUALITY LOCATION
- APPROXIMATELY 2.5 MILES TO MOTORWAY AND TRAIN LINK
- WELL ORIENTATED FOR AFTERNOON AND EVENING SUN
- DINING KITCHEN AND CONSERVATORY
- BEDROOM THREE INCLUDES CABIN BED PLUS STORAGE
- 0.7 MILES TO HORWICH CENTRE
- COMPETITIVE PRICE



£210,000



# 36 GROSVENOR WAY, HORWICH, BOLTON, LANCASHIRE, BL6 6DJ

Positioned within a very popular group of homes between Socks Park Drive and Victoria Road and benefiting from modern presentation and extended accommodation.

The home is located with pedestrian access to the front which means there is no passing traffic and provides a quieter environment and may otherwise be expected. There is off-road parking to the rear plus a garage and large rear garden.

As previously mentioned, the home has been extended and includes a porch to the front and extension to the rear which opens immediately from the kitchen. This room is a versatile space and is currently used as garden room.

The first floor includes three bedrooms, two of which are a good double size. The modern bathroom which is located to rear It is worth on note that the third bedroom has been thoughtfully fitted to include a cabin bed with storage under.

Externally, there is a garden to the front together with large rear garden split into a variety of zones including driveway and garage.

We have been advised by our vendor that the property is to be freehold as the leasehold is in the process of being purchased and that the Council Tax Band is B.

## THE AREA

The Area:

Grosvenor Way is located just off Stocks Park Drive and has just pedestrian access to the front and vehicle access to a driveway immediately to the rear. The lack of passing traffic to the front is a great benefit to the home. The town in general offers an abundance of shops and services, both within its own town centre and at the Middlebrook leisure and retail complex. Many people are attracted to the town given the surrounding countryside of Rivington and the West Pennine moors which, together with the good transport infrastructure that Horwich has on offer which includes train stations on the mainline to Manchester plus Junction 6 of the M61.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Porch

5' 5" x 3' 2" (1.65m x 0.97m) Entrance porch.

#### Lounge

16' 11" x 13' 0" max into alcove (5.16m x 3.96m)  
Overlooks the front garden. Under stairs store.  
Fireplace and stairs to first floor.

#### Dining kitchen

16' 10" x 9' 3" (5.13m x 2.82m) Patio doors into conservatory. Integral oven hob extractor. Rear window and rear door.

#### Conservatory

7' 10" x 7' 1" (2.39m x 2.16m) To the rear.  
Overlooks the garden.

### First floor

#### Landing

Loft access.

#### Bathroom

Rear window, bath, wc and hand basin.

#### Bedroom 1

12' 11" x 9' 6" (3.94m x 2.90m) Window to the front garden. Fitted robes.

#### Bedroom 2

Rear double, looks to the garden.

#### Bedroom 3

7' 1" x 7' 4" (2.16m x 2.24m) Window to front,  
Cabin bed with storage.

#### External

Front garden with lawned area and path.  
To the rear Raised patio and decking area, Large plot and drive plus garage to rear.

### Garage

Up and over door, power, light and water supply.



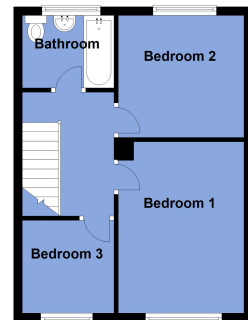




Ground Floor



First Floor



Total area: approx. 80.2 sq. metres (863.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SOFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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