



## Lorton Grove, Bolton, Lancashire, BL2

£159,950

The Purple Property Shop are proud to present this delightful two bedroom semi-detached bungalow, perfect for those looking to downsize without compromising quality.

In brief, the accommodation comprises of a spacious lounge, contemporary kitchen and stylish bathroom with two great sized bedrooms. The home benefits from gas central heating from a combi boiler and double glazing throughout.

Externally, the rear garden is very impressive, consisting of lawned and patio areas, plus a decked veranda stretching the width of the house. There is also a well maintained front garden, ample driveway off road parking plus garage. The location is ideal for accessing local shops and amenities and the home is situated on a highly sought after peaceful cul-de-sac.

**the purple**  
property shop

Tel: 01204 598979

## Accommodation

### Lounge

5.4m x 3.5m (17' 9" x 11' 6") Spacious lounge with living flame feature fireplace. Large window to the front. Carpeted.

### Kitchen

2.6m x 2.8m (8' 6" x 9' 2") Modern kitchen with ample wall and base units. Allocated space for appliances and integrated gas hob and oven.

### Bedroom One

3.5m x 4m (11' 6" x 13' 1") Generous master bedroom with window overlooking the garden.

### Bedroom Two

2.6m x 2.8m (8' 6" x 9' 2") Good sized second bedroom with fitted wardrobes. Carpeted.

### Bathroom

Modern shower room with contemporary three piece suite comprising of shower, w.c. and wash basin.

## External

Delightful front and rear gardens with veranda to rear with driveway and garage off road parking



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

