



Spinning Grove, Bolton, Lancashire, BL1

£190,000

Great opportunity to purchase this modern, well presented family home, located on this new, sought after development. The property is perfect for a growing family and is in a ready to move into condition. Great location for access to local shops and schools and in addition there are local bus and rail routes, along with Bolton town centre and the motorway network being just a short drive away.

Internal accommodation comprises an entrance vestibule, guest WC, lounge and kitchen diner. To the first floor there are three bedrooms and a family bathroom.

The property is double glazed and has gas central heating in place via a combi boiler.

Outside there is a driveway providing private, off road parking and a rear garden over looking open fields



**the purple
property shop**

Tel: 01204 598979

GROUND FLOOR

Entrance Hall

Downstairs WC

Toilet and sink

Lounge

15' 11" x 10' 5" (4.85m x 3.17m)

One uPVC bay double glazed window

Kitchen / Dining Room

15' 10" x 10' 5" (4.83m x 3.17m)

Two uPVC double glazed windows and uPVC double glazed patio doors, modern wall and base kitchen units, sink with drain, oven and hob.

EXTERNAL

Gardens and Parking

Outside there is a driveway providing private, off road parking and a rear garden.



FIRST FLOOR

Bedroom One

13' 1" x 8' 2" (3.99m x 2.49m)

Two uPVC double glazed windows

Bedroom Two

11' 3" x 8' 2" (3.43m x 2.49m)

Two uPVC double glazed windows

Bedroom Three

7' 4" x 6' 6" (2.24m x 1.98m)

One uPVC double glazed window

Bathroom

One uPVC double glazed window, sink, toilet and bath with shower over

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A	96	
(81 to 91) B	84	
(69 to 80) C		
(58 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		