

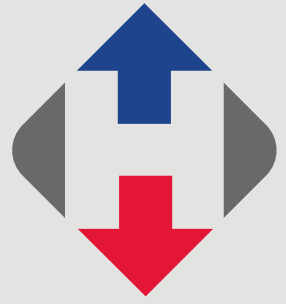
59 BOLTON GROVE  
BARROWFORD  
BB9 8PB

Offers over £99,950



- Attractive stonebuilt mid terrace
- Bright, well appointed accommodation
- Spacious lounge & dining kitchen
- Excellent private paved rear patio
- Two double bedrooms, GCH, PVC DG
- Modern three piece white bathroom
- Popular location close to centre
- 72 m<sup>2</sup> (765 sq ft) approx.

An attractive stonebuilt terrace property situated in a popular residential location close to many amenities, excellent local road networks and the M65. The property offers well appointed accommodation which is tastefully presented throughout, it provides a spacious modern fitted dining kitchen with built-in oven and hob, separate front lounge with fireplace, two good sized double bedrooms and a modern bathroom with shower. Outside the property also benefits from a good sized private rear patio area which is not overlooked. The property enjoys the modern comforts of gas central heating and PVC double glazing. Early viewing is recommended.



**LOCATION:** From our office travel along Gisburn Road towards Nelson and Colne College, turn right into Lee Street and third right into Bolton Grove. The property can be found on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** With PVC front door.

**LOUNGE:** 4.3m x 4.3m (14'2" x 14'1"); with coved cornicing, spindle staircase leading to first floor, television point, telephone point, built-in cupboard in alcove area, feature surround fireplace with inset and hearth housing coal effect Living Flame gas fire.

**DINING KITCHEN:** 4.0m x 3.9m (13'0" x 12'10"); spacious room with a range of light wood finish wall and base units with complementary high gloss laminate working surfaces and splashback, stainless steel sink drainer unit with mixer tap, wall mounted combination gas central heating boiler, stainless steel double electric oven, 5-ring gas hob, plumbing for washing machine, understairs storage cupboard, coved cornicing, recessed LED spotlights, wood effect lino flooring, PVC glazed door to outside.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE (front):** 4.3m x 3.4m (14'3" x 11'0"); with built-in wardrobes.

**BEDROOM TWO (rear):** 4.0m x 2.3m (13'2" x 7'7"); with loft access leading to partly boarded area.

**BATHROOM:** Modern 3-pce white suite comprising panelled shower bath with mixer tap and thermostatically controlled shower over, curved glazed screen, pedestal wash basin with mixer tap, low suite w.c. with push button flush, tiled walls, extractor fan, wood finish vinyl flooring.

**OUTSIDE:** Excellent stone paved rear patio area which is not overlooked with small timber decked area, boundary wall and rear gate access.





**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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