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13 CRUMMOCK CLOSE
Bolton, BL3 1UG
Offers In The Region Of £245,000

13 CRUMMOCK CLOSE

Property at a glance

- amazing family home
- semi detached spacious bungalow
- four bedrooms
- two reception rooms
- conservatory to the rear
- large patio area to the rear
- off road parking
- additional storage sheds
- close to local schools
- local amenities close by

A deceptively spacious semi-detached bungalow which is a great family home, with an extension to the side proving a fabulous space with multiple uses. The loft area has been converted and is in use as additional bedrooms making this a superb family home.

To the ground floor there is a fabulous entrance hallway which provides access to the lounge/diner, kitchen, dining room, two bedrooms and family bathroom. In addition, there is a bright and lovely conservatory to the rear of the property looking out onto a large patio area.

On the first floor there is a landing via the iron spiral staircase with access to additional bedrooms which is currently being used for storage

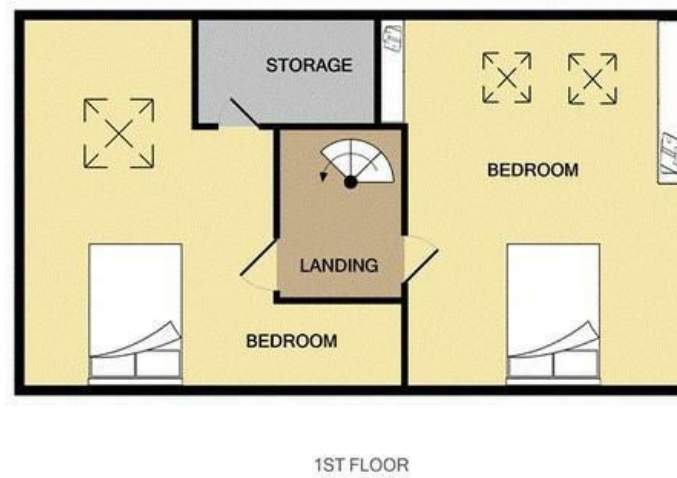
The exterior has a large paved driveway providing off-road parking for up to three cars. To the rear is a large garden patio area. There is a storage shed with electricity which is perfect for additional freezers/electrical appliances. There are a further two sheds which are used for storage purposes.

Located in a great area, local amenities are close by and within close proximity to schools including, Bowness Community Primary School. The property is within close distance to local transport and motorway networks and Bolton town centre and Moses Gate Country Park.

EPC Rating: D







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92 plus	A			92 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
35-48	F			35-48	F		
1-34	G			1-34	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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