



## Colmore Grove

Bolton, BL2 3AW

Offers over £115,000



Situated at the end of a quiet cul-de-sac, this semi-detached two-bedroom property benefits from a large garden and a very well-connected location, making it suitable for both first time buyers and young couples and families, and perhaps those looking to downsize. Owing to its large garden there is also potential to extend subject to relevant permissions. A brief summary of the home comprises a front lounge and rear kitchen-diner, two well proportioned bedrooms and a family bathroom.



## The Living Space

The entrance is on the side of house with a vestibule that connects the front lounge, rear kitchen-diner and stairs leading to the first floor. A contemporary gas fire sits on a chimney breast in the front lounge, offering a cosy and traditional feel. The kitchen-diner to the rear is well presented and boasts a substantial foot print, allowing plenty of space for a range of units and appliances, as well as ample room for a table. Integrated appliances here include an electric oven and four plate gas hob with extractor hood, stainless steel sink with drainer and mixer tap, plus an allocated spot with plumbing for the washer/dryer, and the understairs closet provides additional space for storage.

## Bedrooms & Bathroom

Upstairs the master bedroom is positioned to the front and is a good sized double, while the second bedroom is positioned to the rear and is a large single, or could function as a home office if a second bedroom isn't required. And the family bathroom features a three-piece suite, including bath with shower, wash basin and WC, with fully tiled walls.

## The Outside Space

A great and relatively unique feature for a property of this nature is the size of the garden – the current owner has had it landscaped in recent years to create a huge patio area, with a raised bed bordered by timber sleepers, in addition to a comprehensive fruit and vegetable garden! Perfect for those with greenfingers. Alternatively if you have children, you could quite easily put a lawn down to create large garden where the kids can play safely.

## The Location

Located just off the top of Tonge Moor Road near Canon Slade High School, the property is well connected for modern life, with a range of amenities, schools and transport links within both walking distance or a short drive. Neighbouring Bradshaw and Harwood offer a range of supermarkets, independent shops, cafes, bars and restaurants, and motorway access is easy via the A666, and Hall'th Wood Train Station is within a 5 minute walk which provides direct travel to Manchester city centre.

## The Specifics

The tax band is A.

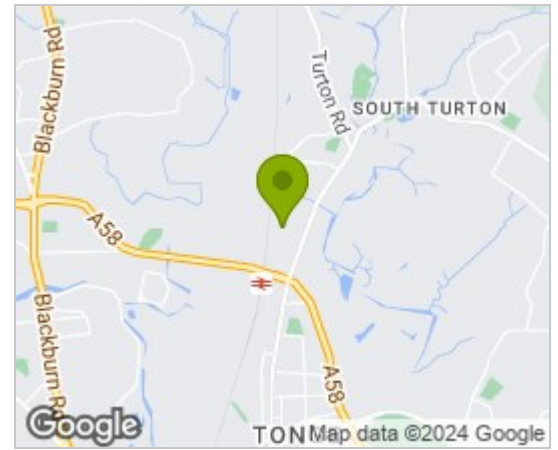
The property is freehold.

There is gas central heating with a Baxi combi boiler in the kitchen.

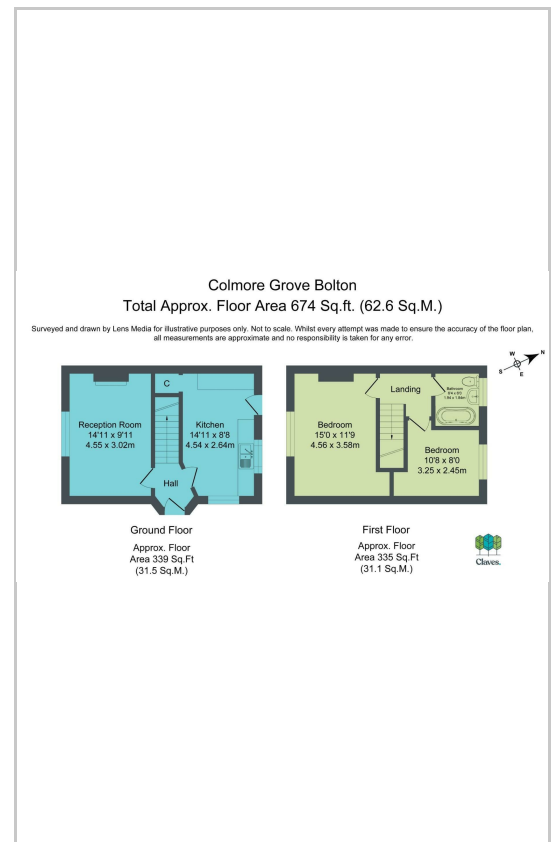
The property is alarmed.

We are advised new double glazing was installed throughout the property in 2022.

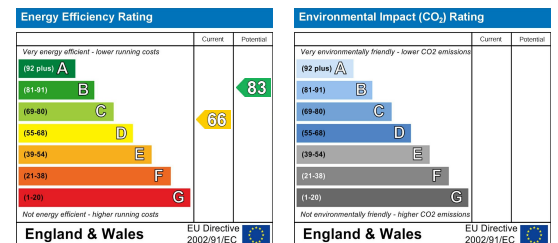
## Area Map



## Floor Plans



## Energy Efficiency Graph



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