



Morris Green Lane, Morris Green, Bolton, BL3 3LB Offers in the Region Of £259,950

2 RECEPTION ROOMS, 3 BEDROOMS, CONVERTED LOFT ROOM, DOUBLE GARAGE TO REAR INCLUDED! A well presented 3 bedroom semi detached home, located on Morris Green Lane in the Morris Green area of Bolton in Greater Manchester. Close by to a number of local schools and offers very easy access to the M61 motorway junction at Watergate Lane. Briefly comprises of the following, a spacious lounge with a feature living flame gas fire and surround, a second reception room with a pair of double glazed french doors to the rear aspect, a modern fully fitted kitchen in white, including an integrated gas hob, oven and a chrome extractor hood, plus a spacious low maintenance rear garden with a double garage. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to 2 of the bedrooms) and a modern Family bathroom with a 4 piece suite including a basin, toilet, bath tub and a separate shower cabinet. The attic has been converted with a fixed stairwell, where you will find a study area, a loft room and fully fitted wardrobes. Double glazed windows and doors throughout. Warmed by gas central heating via a combi



ACCOMMODATION

Entrance Vestibule 3' 10" x 4' 7" (1.18m x 1.40m)

The entrance vestibule to the front of the property. Decorated in white, with a grey wood laminate floor. Fitted with a double glazed entrance door to the front aspect.

Lounge 12' 10" x 13' 11" (3.9m x 4.24m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a grey wood laminate floor. A pair of internal french doors are fitted, leading into reception room 2 to the rear. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 18' 8" x 9' 4" (5.7m x 2.85m)

A spacious 2nd Reception Room to the rear of the property. Decorated in grey and white, with a grey wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 13' 7" x 8' 4" (4.14m x 2.53m)

A modern fully fitted kitchen in white, with contrasting worktops. Comes with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for washing machine. A double glazed window and door are fitted to the rear aspect.

Rear Garden

A spacious, low maintenance rear garden.

Double Garage

A spacious double garage, offering off road parking for 2 cars.

Family bathroom 9' 10" x 8' 2" (3.0m x 2.5m)

A spacious Family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 12' 6" x 9' 2" (3.8m x 2.8m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in light oak. Decorated in white, with an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 14' 0" x 9' 2" (4.26m x 2.8m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a light oak wood laminate floor. A double sized bedroom is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 9' 7" x 5' 2" (2.93m x 1.58m)

A single sized bedroom to the front of the property. Comes with fully fitted wardrobes in light oak. Decorated in white with a light oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Study (Converted Loft) 16' 5" x 6' 7" (5.0m x 2.0m)

A study within a converted loft area, with a fixed stairwell for access. Comes with fully fitted wardrobes in medium oak. Decorated in neutral colours with a light brown carpet.

Loft Room 16' 1" x 8' 10" (4.9m x 2.7m)

A converted loft room with a fixed stairwell for access. Fitted with a velux style window into the roof. Decorated in neutral colours with a light brown carpet. (Please note, this is not a bedroom)



Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

