



Chilham Street, Morris Green, Bolton, BL3 3QX

Offers in the Region Of £165,000

3 BEDROOMS, 2 RECEPTION ROOMS AND A CONVERTED LOFT ROOM WITH A FIXED STAIRWELL! A well presented 3 bedroom semi detached property, with a driveway to the front, located on Chilham Street in the Morris Green area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature inset modern fire and surround, a second reception room, a modern Kitchen with an integrated gas hob, oven and a chrome extractor hood, and a spacious low maintenance garden to the rear. To the upper floor you will find 3 bedrooms, a double sized Master bedroom and 2 single bedrooms, a family bathroom including a basin, toilet and a shower cabinet, and a converted loft room with a fixed stairwell. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers easy access onto the M61/M60 motorway network. Leasehold with 899 years left on the lease, 6.00 per annum ground rent. EPC is Band D.



ACCOMMODATION

Entrance Vestibule 4' 10" x 3' 9" (1.48m x 1.15m)

The entrance vestibule to the front of the property.

Lounge 14' 11" x 15' 1" (4.55m x 4.61m)

A spacious lounge to the front of the property, with a feature inset modern fire and surround. Decorated in cream and blue with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 3" x 15' 1" (4.04m x 4.6m)

A second reception room to the rear. Decorated in neutral colours with an oak wood laminate floor. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Kitchen 10' 0" x 9' 10" (3.06m x 3.0m)

A modern fully fitted kitchen in blue with contrasting worktops. Comes with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine. Fitted with a double glazed window to the side aspect, with a pair of double glazed french doors to the rear aspect.

Rear Garden

A spacious, low maintenance garden to the rear.

Master bedroom 10' 9" x 10' 3" (3.28m x 3.12m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours 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 7' 6" x 8' 4" (2.28m x 2.55m)

A single sized bedroom to the front of the property. Decorated in neutral colours with an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 13' 0" x 11' 2" (3.97m x 3.40m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall and an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 5" x 4' 10" (2.26m x 1.48m)

A Family bathroom to the rear of the property. Comes with a basin, toilet and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



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	59 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.

