



Frinton Road, Morris Green, Bolton, BL3 3TQ

Offers in the Region Of £249,950

EXTENDED! FULLY RENEDED ALL ROUND! DOUBLE DRIVEWAY! BI-FOLDING DOORS! STUNNING HIGH QUALITY INTERIOR! An extremely well presented 3 bedroom semi detached home with a double driveway and a landscaped garden to the rear, located within a quiet cul-de-sac location on Frinton Rd in the Morris Green area of Bolton. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature inset living flame gas fire, a superb open plan kitchen with an integrated electric hob, oven, extractor hood, washing machine, dishwasher, fridge freezer and a centre island, with bi-folding opening doors to the rear, leading to a landscaped rear garden with a decking area, artificial grass lawn and a summer house. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom with a 3 piece suite including a basin, toilet and a bath tub with an integrated mixer shower and a glass shower screen. Comes with double glazed windows and doors throughout! Warmed by gas central heating via a combi boiler. An EPC is ordered and will be live on the property soon. Leasehold with 901 years left on the lease, 3.75 per annum ground



ACCOMMODATION

Entrance Hallway 12' 6" x 5' 5" (3.8m x 1.64m)

The entrance hallway to the front of the property. Decorated in light grey with a high quality wooden floor. Fitted with a high grade composite entrance door. Warmed by a gas central heated radiator.

Lounge 12' 6" x 10' 0" (3.8m x 3.05m)

A modern open plan lounge with a feature in-set living flame gas fire. Plenty of space for modern furniture to fit easily. Modern lighting including shadow lights and up lights. Decorated in light grey with a high quality wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Kitchen 20' 4" x 15' 9" (6.21m x 4.80m)

A stunning open plan kitchen with a centre island and bi-folding doors fitted to the rear aspect. Comes with an integrated electric hob, oven, extractor hood, fridge freezer, dishwasher and a washing machine. Decorated in grey and cream with a high quality wooden floor.

Rear Garden 18' 3" x 20' 10" (5.57m x 6.34m)

A landscaped garden to the rear. Comes with a decking area, artificial grass lawn and a summer house.

Master bedroom 14' 5" x 9' 10" (4.4m x 3.0m)

A double sized Master bedroom to the front of the property. Fitted with open plan wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 11" x 9' 0" (2.71m x 2.75m)

A second double sized bedroom to the rear of the property. Comes with modern fitted wardrobes. Decorated in pink with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 7" x 6' 1" (2.62m x 1.85m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 9" x 6' 7" (1.76m x 2.0m)

A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with an integrated mixer shower and a glass shower screen. Fully tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a chrome towel holder.



