



3 Closes Farm

Morris Green, Bolton, BL3 3RH

Offers over £155,000



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Ground Floor

Enter through the uPVC double glazed door with obscured glass patterned insert into entrance porch.

Entrance Porch

3'3" x 4'8" (0.99m x 1.42m)

Radiator, fuse box, alarm panel, centre ceiling light, carpet to floor, radiator.

Spacious Lounge

13'6" x 12'11" (4.11m x 3.94m)

uPVC double glazed window to front elevation, Adam style mahogany fire surround with marble effect back and hearth, gas fire, plug sockets, centre ceiling light, carpet to floor. Stairs leading to first floor.

Kitchen/Diner

12'11" x 9'2" (3.94m x 2.79m)

Fitted with a range of beige wall and base units with complimentary beige work surfaces over, stainless steel sink with mixer tap and drainer, tiled splash back, gas hob and oven with extractor fan above, uPVC double glazed window to rear elevation, and further uPVC double glazed window to rear elevation allowing plenty of light into the room. Two centre ceiling lights, uPVC double glass door with glass obscured insert to rear garden, wall mounted Worcester central heating boiler, part carpet and part vinyl flooring, double radiator, plug sockets, tiling to walls.

First Floor Stairs/Landing

White balustrade, carpet to stairs and carpet to landing, loft access, centre ceiling light.

Bedroom One (L-Shape)

12'11" x 11'2" (3.94m x 3.40m)

uPVC double glazed window to front elevation, plug sockets, double radiator, centre ceiling light, storage cupboard housing hot water cylinder.

E-Suite Shower Room

5'3" x 4'10" (1.60m x 1.47m)

Shower cubicle with shower and hand held attachment, low level w.c. flush, pedestal sink unit. Tiled splash back, centre ceiling light, radiator, uPVC double glazed opaque window to side elevation.

Bedroom Two

8'0" x 7'2" (2.44m x 2.18m)

uPVC double glazed window to rear elevation with distant views over Rivington Pike and Winter Hill. Radiator, plug sockets, centre ceiling light, carpet to floor.

Family Bathroom

9'5" x 5'0" (2.87m x 1.52m)

Three piece suite in beige comprising bath, pedestal sink, low level w.c. flush. Centre ceiling light fitting, vent to ceiling, carpet to floor, partial tiling to walls, uPVC double glazed opaque window to rear elevation.

External

Front: Laid mainly to lawn with borders stocked with plants and trees. Brick wall boundary. Driveway allowing ample off road parking.

Rear: Laid mainly to lawn with fenced panelled boundaries. Paved areas.

Detached Single Garage

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (972 years remaining). The ground rent is £70.00 per year.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Council Tax

We understand the property is in council tax band B this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

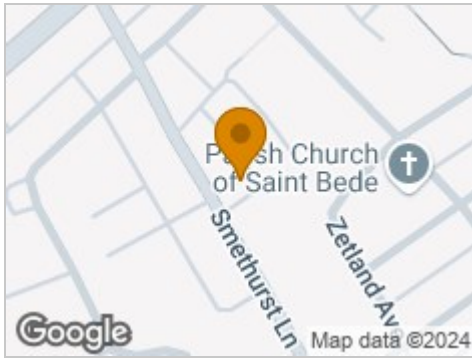
All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general

guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



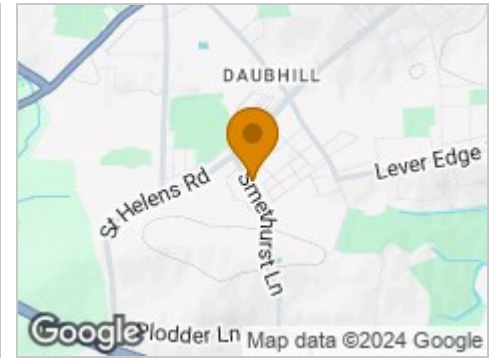
Road Map



Hybrid Map



Terrain Map



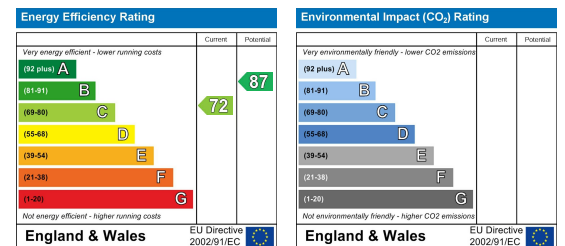
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.