



## 139 Musgrave Road, Bolton

£160,000 Leasehold

Three Bedroom, End Terrace in Heaton • Newly Fitted Carpets • Generous Sized Living Room • White Gloss Kitchen with Stainless Steel Sink • White Three-Piece Family Bathroom • Rear Yard with Roller Shutter Access • On-Street Parking for Multiple Cars • Located near Nature Reserves such as Queens Park, Mortfield Lodge and Captains Clough





Movuno are delighted to bring to the market this Three Bedroom, End-Terrace on Musgrave Road, Heaton.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### Living Room

17' 1" x 12' 4" (5.20m x 3.76m)

Carpet, Multiple Power Outlets, Radiator, Gas Metre Cupboard, UPVC Window.

### Kitchen/Diner

13' 11" x 11' 11" (4.23m x 3.62m)

Cream Tile Flooring, White Gloss Base and Wall Units, Black Granite Effect Laminate Worktop, Multiple Power Outlets, Radiator, Gas Combi Boiler, 2x UPVC Windows, UPVC Door to Rear Garden.

### Landing

13' 7" x 5' 10" (4.15m x 1.79m)

Carpet, Power Outlets, Radiator, Loft Hatch, Doors Leading to Three Bedrooms and Bathroom.

### Master Bedroom

11' 2" x 12' 2" (3.41m x 3.71m)

Double Size, Carpet, Multiple Power Outlets, Radiator, UPVC Window.

### Bedroom Two

11' 9" x 5' 10" (3.58m x 1.78m)

Single Size, Carpet, Radiator, Multiple Power Points, UPVC Window.

### Bedroom Three

7' 9" x 6' 6" (2.37m x 1.99m)

Single Size, Carpet, Multiple Power Outlets, Radiator, UPVC Window.

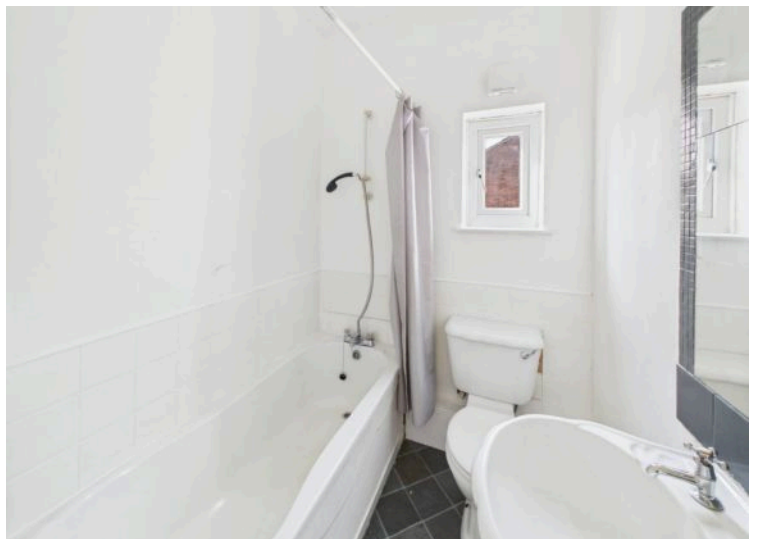
### Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Vinyl Flooring, Part Tiled, 3-Piece White Bathroom Suite, UPVC Window.









## YARD

Rear Yard with Shutter Access







**Approximate total area<sup>(1)</sup>**

733 ft<sup>2</sup>  
68.1 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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