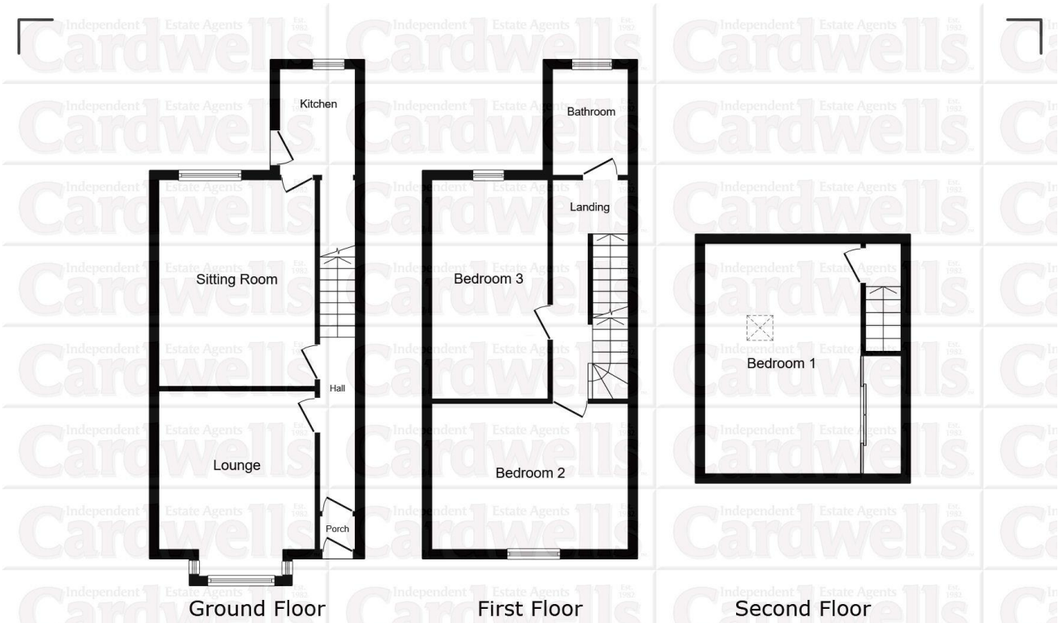




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MORNINGTON ROAD, BOLTON, BL1 4ED



- Mid terrace
- Ideal investment opportunity
- Accommodation over three floors
- Three double bedrooms
- Two reception rooms
- Kitchen and bathroom
- Close to local amenities and schools
- Superb commuter routes





Offers in the Region Of £200,000

BOLTON
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E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Offered for sale with vacant possession and situated within the ever-popular residential area of Heaton, this spacious garden-fronted mid-terrace property presents an excellent opportunity for first-time buyers, growing families and buy-to-let investors alike. Extending to approximately 96 square metres, the property offers generously proportioned accommodation across three floors and enjoys a highly convenient location close to a wealth of local amenities, well-regarded schools and excellent transport connections. The accommodation briefly comprises an entrance hallway, two substantial reception rooms and a fitted kitchen to the ground floor. To the first floor are two double bedrooms and a family bathroom, whilst the second floor provides a further spacious double bedroom, creating flexible living accommodation ideal for families, home working or visiting guests. One of the property's greatest strengths is its enviable Heaton location. Mornington Road is within easy reach of a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, medical facilities and leisure amenities found along Chorley New Road, in Heaton and within Bolton Town Centre. Residents also benefit from being close to Middlebrook Retail Park, offering further shopping, dining and entertainment options. Families will appreciate the excellent educational provision nearby, with a number of highly regarded schools serving the area, including Devonshire Road Primary School, Markland Hill Primary School, St Thomas of Canterbury RC School and the highly regarded Bolton School. Secondary education options are also readily accessible, making the property particularly attractive to family buyers. For commuters, the location is exceptionally convenient. Regular bus services operate along nearby Chorley New Road, providing direct access to Bolton Town Centre, Horwich, Lostock, Middlebrook and surrounding districts. Bolton Railway Station is within easy reach and offers frequent rail services to Manchester, Salford, Preston, Blackburn and beyond, whilst the nearby M61 motorway network provides excellent access throughout Greater Manchester, Lancashire and the North West. Externally, the property benefits from gated access to a low-maintenance front garden, whilst to the rear is an enclosed flagged yard providing an attractive outdoor space requiring minimal upkeep. The property has an EPC Rating of D, valid until 10th October 2027. Combining generous accommodation, a highly desirable location and excellent access to local amenities, schools and transport links, this is a fantastic opportunity to acquire a substantial home within one of Bolton's most sought-after residential districts. Early viewing is strongly recommended. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door leading into the entrance hallway.

Entrance hallway: Ceiling light point, to the ceiling, radiator, stairs to the first floor.

Lounge: 11' 8" x 10' 7" (3.56m x 3.22m) Ceiling light point, coving to the ceiling, double glazed bay window to the front, radiator, electric living flame feature fireplace.

Sitting room: 15' 1" x 11' 1" (4.59m x 3.37m) Ceiling light point, loft access, radiator, electric feature fireplace and surround, double glazed window to the rear, door leading to the kitchen.

Kitchen: 7' 9" x 6' 11" (2.36m x 2.11m) Ceiling light point, door the side leading to the rear yard, double glazed window to the rear, under stairs storage, range fitted wall and base unit with space for a gas cooker, washing machine, fridge freezer, stainless steel sink with mixer tap and drainer.

First floor landing: Ceiling light point, radiator, stairs leading to bedroom three

Bedroom 1: 14' 2" x 10' 9" (4.32m x 3.28m) Ceiling light point, double glazed window to the front, radiator, fitted storage cupboards.

Bedroom 2: 16' 2" x 8' 7" (4.92m x 2.61m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 7' 10" x 6' 10" (2.39m x 2.09m) Ceiling light point, radiator, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap, storage cupboard housing the wall mounted boiler, tiled splashback to the walls.

2nd floor landing: Ceiling light point, door into bedroom three.

Bedroom 3: 17' 0" x 14' 2" (5.17m x 4.32m) Ceiling light point, double glaze skylight, radiator, access to storage in the eaves.

Outside: To the front of the property there is gated access to a low maintenance garden with a low maintenance flagged yard to the rear.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 990 years from 12 May 1897

Council tax: Cardwells estate agents Bolton research indicates the property is band A

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd















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