

# Mountmorres Close, Over Hulton, Bolton, Lancashire.

**Harrisons**  
ESTATE AGENTS

Katie Hibbert



**Monthly Rental Of £750**

Mountmorres Close, Over Hulton, Bolton, Lancashire. **\*\*\*VIDEO TOUR TAB IS A MUST WATCH!\*\*\***  
>>>> PROPERTY FEATURES & DETAILS <<<< 2 BEDROOMS (DOUBLE BEDROOMS) > KITCHEN  
>/ DINING > AVAILABLE NOW > LOVELY CUL-DE-SAC POSITION > SUNSHINE EVENING REAR  
GARDEN > OFF-ROAD PARKING > GARAGE > >>>> EXCELLENT LOCATION <<<<  
> MOUNTMORRIES CLOSE WAS BUILT AROUND 1960, A QUIET RESIDENTIAL STREET JUST OFF  
NEWBROOK ROAD / UMBERTON ROAD > EASY ACCESS TO LOCAL BUS STOPS > GOOD  
MOTORWAY ACCESS TO THE M61 > MORRISONS SUPER MARKET JUST 2 MINUTES WALK  
AWAY > POST OFFICE 2 MINUTES WALK > CHEMIST 2 MINUTES WALK > CUTACRE COUNTRY

**AVAILABLE NOW**

**LOCATED IN THE HEART OF OVER  
HULTON**

**STUNNING MODERN BUNGALOW**

**GARAGE AND HUGE GARDEN TO REAR**

**Front garden -**

Lawned front garden, off road parking with a flagged driveway. Access for 3-4 cars. Outside lighting. Low front brick wall. Gates to the side. A gardener has also been organised to maintain the lawn every 2 weeks during the growing season.

**Entrance porch - 4' 7" x 3' 10" (1.4m x 1.16m)**

Tiled flooring, electric box and gas meter box, exposed brick. UPVC front door.

**Entrance Hallway - 12' 4" x 4' 4" (3.75m x 1.32m)**

Alarm box, smoke alarm, ceiling light, loft hatch and lino wood affect flooring. Single panel radiator.

**Lounge - 13' 0" x 12' 10" (3.95m x 3.9m)**

Two double glazed unit front and side, double low panel radiator, feature electric fire place and surround. Pendant light and carpet flooring.

**Bedroom 2 - 10' 6" x 13' 11" (3.21m x 4.25m)**

Single panel radiator, carpet flooring, double glazed unit to the rear with two openers, pendant light and oak internal doors.

**Bathroom - 7' 3" x 6' 11" (2.2m x 2.1m)**

Lino flooring, tiled walls, 3 piece white bathroom suite with chrome bar power shower, ceiling recess spotlights, frosted double glazed unit to the rear, single panel radiator, wall mirror cabinet.

**Master bedroom - 10' 11" x 11' 7" (3.32m x 3.52m)**

Fitted white wardrobes, small dresser, single panel radiator, double glazed unit to the front with openers, ceiling LED spotlights, carpet flooring.

**Kitchen - 10' 8" x 12' 10" (3.25m x 3.9m)**

Fitted new high gloss white kitchen, wood affect laminate worktops, four ring ceramic hob. Electric oven. Modern white glass extractor. Brick white splash back tiles. Stainless steel sink with drainer and chrome mixer tap. Plumbing for a washing machine. Combi boiler with wireless controls. Side double glazed unit with opener. Rear double glazed unit with opener. Double panel radiator. Lino wood affect flooring. UPVC back door with frosted glazing. Ceiling recess spotlights. White vertical panel radiator.

**additional info -**

CCTV with a monitor available at the property.

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Tenure - Leasehold

Council Tax Band -