

22 Fenner's Close, Morris Green, Bolton, BL3 3EH



Offers Around £180,000

2 Bedroom semi detached bungalow. Situated in a very popular residential location in a quiet Cul-De-Sac. Close to local shops and all amenities. Gardens front and rear with gas central heating and fully double glazed. This spacious bungalow has off road parking with gardens front and rear and large garden room to rear. Viewing highly recommended to appreciate all that is on offer.

- Semi Detached
- Gardens Front And Rear
- Double Glazing
- Council Tax Band B
- Garden Room
- Bungalow
- Off Road Parking
- Gas Central Heating
- Awaiting EPC
- Fitted Wardrobes.



Two bedroom semi detached bungalow. Located in a very popular residential Cul-De-Sac close to local shops, and all local amenities. This property comprises:- Entrance hall, Lounge/ dining and kitchen area, two bedrooms a family bathroom and a large garden room. This property benefits from double glazing, gas central heating, gardens to front and rear with patio seating area a garden storage, driveway for off road parking. This well presented home is recommended for viewing to appreciate the condition, location and all that is on offer.

Hallway

UPVC double glazed entrance door to side, door to Storage cupboard.

Kitchen/Lounge/Diner 19'5" x 16'4" (5.93m x 4.98m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, built-in fridge/freezer, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, two uPVC double glazed windows to front, uPVC double glazed window to side, two double radiators.

Bedroom 1 10'6" x 10'10" (3.20m x 3.30m)

UPVC double glazed window to rear, fitted wardrobes, cupboard, double radiator,

Bedroom 2 8'8" x 7'8" (2.64m x 2.34m)

UPVC double glazed window to side, currently used as office.

Bathroom

Wet room with wash hand basin with ceramic and tiling to all walls, shower area and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

Garden Room

Window to rear, two windows to side, window to front, uPVC entrance door to rear, door to:

Outside Front

Lawned area and driveway.

Outside Rear

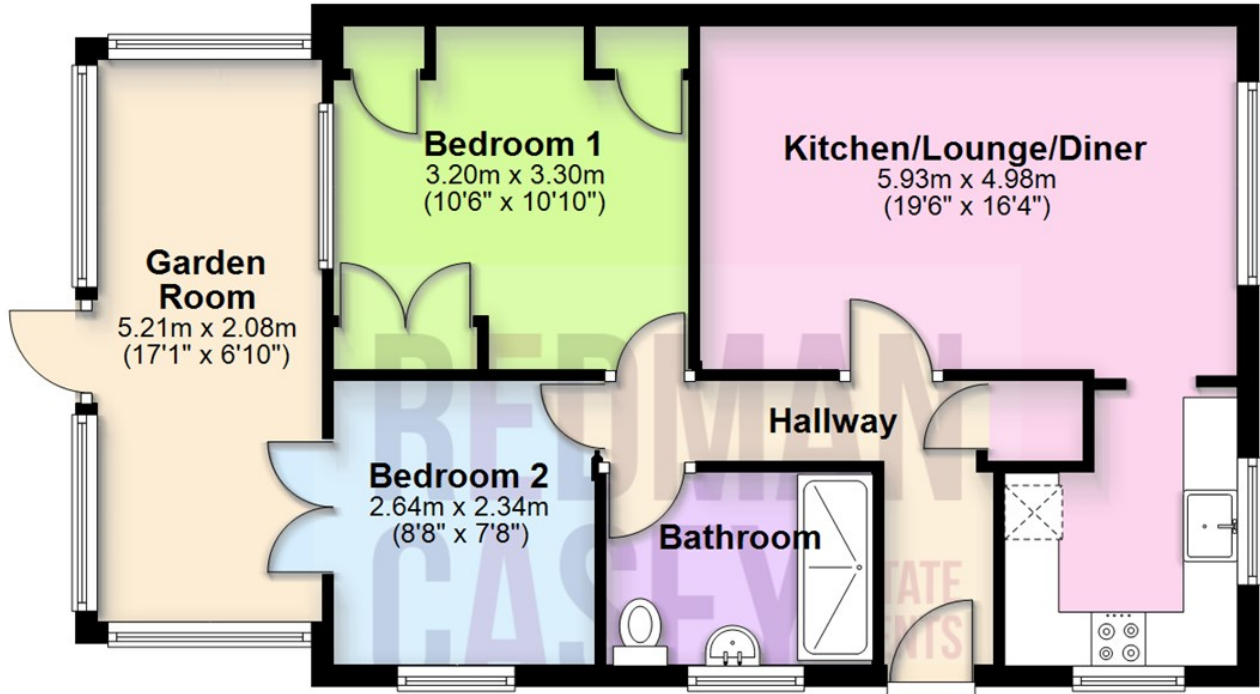
Enclosed rear garden with decked area seating area with garden sheds lawned area with mature planting.





Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



Total area: approx. 60.5 sq. metres (650.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

