



62 Morris Green Lane

, Bolton, BL3 3LS

£170,000

JonesPottsTaylor are pleased to present **FOR SALE** this immaculately presented two bedroom, garden fronted, mid-terrace property. Situated in a popular residential location in Bolton, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance porch, living room and an open plan kitchen / dining room with breakfast bar and French doors leading to the rear garden. To the first floor is a double bedroom, a single bedroom and a three piece family bathroom. Outside to the front is an enclosed garden, whilst to the rear is a low maintenance garden and a potential off road parking space.

Viewings are highly recommended to appreciate the living space and central location to transport links.

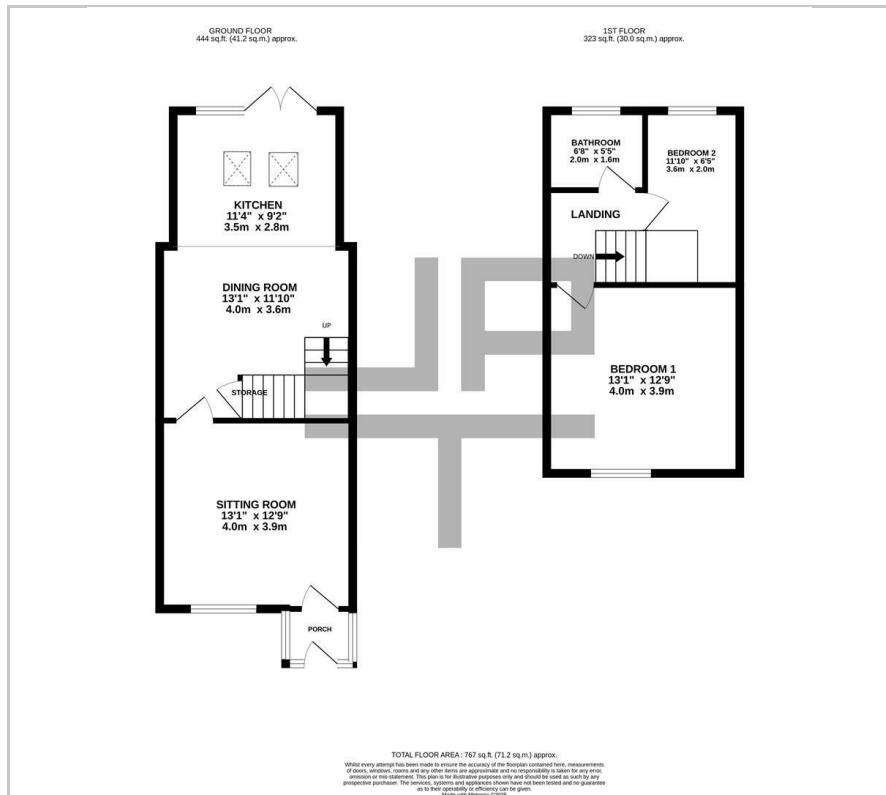
Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Sought After Residential Location
- Close To Transport & Network Links
- Open Plan Style Kitchen & Dining Room
- Off Road Parking Available
- Gas Central Heating & UPVC Double Glazing



Floor Plan



Area Map

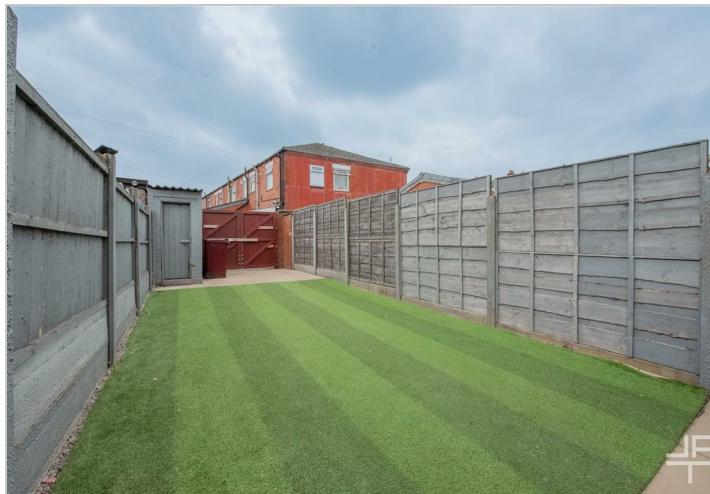


Energy Efficiency Graph

Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(92 plus)	Green	Very energy efficient - lower running costs
B	(81-91)	Green	
C	(69-80)	Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Red	Not energy efficient - higher running costs

Current: B (72) Potential: 83



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 firms employment has the authority to make or give any representation or warranty in respect of the property.