

**41 Normanby Street, Morris Green, Bolton, BL3 3QR**



## **Offers In The Region Of £155,000**

Two bedroom mid terraced property offering excellent accommodation with spacious reception with media wall and feature electric fire, fitted dining kitchen, two generous bedrooms and modern shower room plus extensive rear courtyard offering potential for expansion. electric roller door offering off road parking The property is being sold with no chain and vacant possession Viewing is essential to appreciate all that is on offer.

- Superbly Presented throughout
- Fitted Dining Kitchen
- 2 Generous Bedrooms
- EPC Rating D
- Spacious Lounge with Media Wall
- Modern Shower Room
- Off Road Parking to Rear
- Council Tax Band A



Ideally located for access to local shops, schools and transport links this mid terraced property offers excellent accommodation which comprises :- Porch, hallway lounge with media wall and feature electric fire, fitted dining kitchen, to the first floor there are two generous bedrooms and modern recently fitted shower room with three piece suite. Outside there property has a paved garden to the front and a large paved courtyard to the rear with electric roller door and off road parking available The property benefits from gas central heating and double glazing and is being sold with no chain and vacant possession. Viewing is highly recommended.

### **Vestibule**

UPVC double glazed entrance door, door to:

### **Hallway**

Double radiator, door to:

### **Lounge 14'1" x 10'1" (4.28m x 3.07m)**

UPVC double glazed box window to front, living flame effect electric fire set in media wall, radiator, coving to ceiling.

### **Kitchen/Diner 11'9" x 13'3" (3.59m x 4.03m)**

Fitted with a matching range of base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, window to rear, two windows to side, built-in under-stairs storage cupboard, double radiator, tiled flooring, carpeted stairs to first floor landing, door.

### **Landing**

Folding door, door to:

### **Bedroom 1 14'1" x 13'3" (4.29m x 4.03m)**

UPVC double glazed window to front, radiator.

### **Bedroom 2 11'9" x 8'4" (3.58m x 2.54m)**

UPVC double glazed window to rear, laminate flooring.

### **Shower Room**

Recently refitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, tiled flooring, UPVC panelled ceiling with recessed spotlights.

### **Outside**

Front garden, enclosed by dwarf brick wall and timber



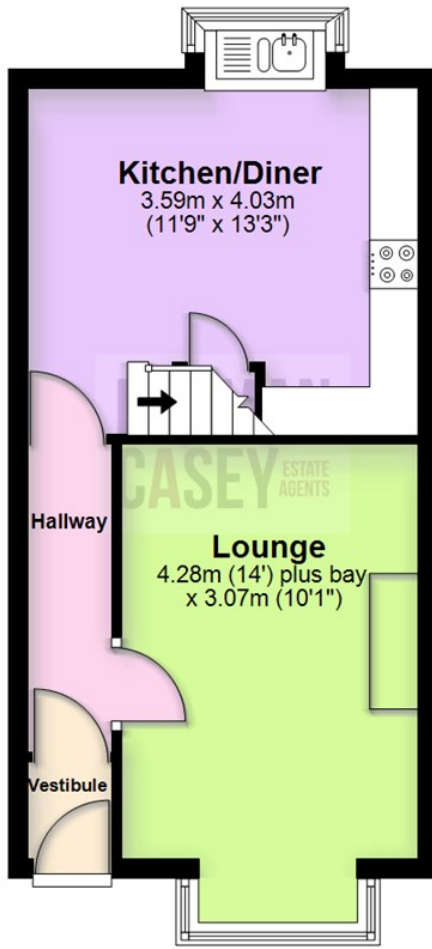
fencing to front and sides with paved area, paved pathway leading to front entrance door.

Private rear, enclosed by brick wall and fencing to rear and sides, large paved sun patio, electrically operated rear gated access.



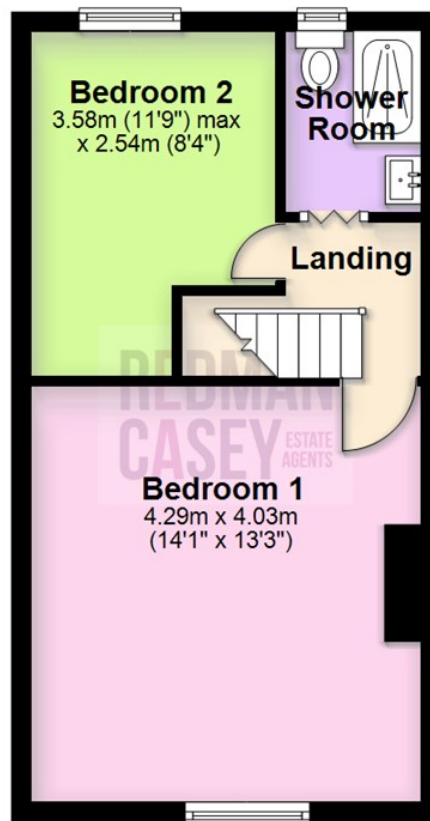
## Ground Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



Total area: approx. 65.5 sq. metres (705.1 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 67                      | 85        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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

