

63 Heathfield Drive, Morris Green, Bolton, Lancashire, BL3 3RU



## Offers Around £265,000

Spacious two bedroom true bungalow in immaculate condition. Located in a very popular residential location close to all local amenities, transport connections, shops and schools. This bungalow is in excellent condition with gardens front and rear, driveway leading to garage, fitted robes and conservatory. Viewing is highly recommended so as not to miss this opportunity.

- Bungalow
- Garage
- Off Road Parking
- Double Glazing
- Two Bedroom
- Gardens Front and Rear
- Gas Central Heating
- Conservatory



Superb two bedroom bungalow situated in a very popular residential location, close to local schools, shops, local amenities and major motorway links. This spacious bungalow has off road parking, single garage, and gardens to front and rear. The property comprises:- Entrance hall, lounge with spacious dining area, fitted kitchen, two fitted double bedrooms and a family bathroom. Benefits from double glazing and gas central heating. Viewing is highly recommended so as not to miss this opportunity.

### Hall

Radiator, door to Storage cupboard, door to:

### Lounge/Diner 19'8" x 6'7" (6.00m x 2.00m)

UPVC double glazed window to rear, coal effect gas fire set in stone built Adam style surround, radiator, sliding door to Conservatory, double door to:

### Kitchen 7'6" x 10'4" (2.29m x 3.15m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood, uPVC double glazed window to side, uPVC double glazed frosted entrance door to side, door to:

### Conservatory

Two uPVC double glazed windows to side, uPVC double glazed window to side to rear, uPVC double glazed window to rear, window to side, double radiator, uPVC double glazed entrance double door to side, door to:

### Bedroom 1 13'0" x 9'5" (3.95m x 2.88m)

UPVC double glazed window to front, two Storage cupboard, fitted with a range of wardrobes wardrobe(s) with part full-length mirrored, hanging rail, shelving, overhead storage and drawers, radiator, double door, door to:

### Bedroom 2 8'7" x 9'5" (2.61m x 2.87m)

UPVC double glazed window to front, built-in double wardrobe with full-length mirrored sliding door, hanging rail, shelving and overhead storage, radiator, sliding door, door to:

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and glass screen and low-level WC, ceramic tiling to all walls, mirrored cabinet, uPVC frosted double glazed window to side, radiator.

### Garage

Up and over door.



### Outside Front

Garden laid to lawn with mature flower bed. Driveway block paved leading to garage and front door.

### Outside Rear

Fully enclosed garden with lawn mature flower bed patio seating area and mature planting.



# **Ground Floor** Approx. 89.1 sq. metres (959.1 sq. feet)



Total area: approx. 89.1 sq. metres (959.1 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 |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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

|                                                     | Current                                                                                                       | Potential |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

