REDMAN CASEY ESTATE AGENTS

## 30 Meadowbank Road, Morris Green, Bolton, Lancashire, BL3 3SA

## Offers In The Region Of £225,000

Renovated two bedroom link detached bungalow situated on a corner plot offering excellent accommodation with potential for expansion. Spacious L - shaped lounge diner fitted kitchen ( being installed) superb shower room with separate wc, walk in wardrobe to master. No chain viewing essential to appreciate.

- Link Detached Bungalow
- L-Shaped Lounge Diner
- Sun Lounge
- Detached Garage
- Two Bedrooms
- Fitted Kitchen
- Corner Plot Gardens
- EPC Rating D

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Situated on this popular residential estate, ideally located for access to local amenities, shops and motorway links this two bedroom link detached true bungalow is set on a generous corner plot and offers potential for expansion should the need arise. The property comprises :- Entrance hall, two bedrooms the master with walk in wardrobe, re-fitted shower room and separate w.c. Spacious L -Shaped lounge dining area, fitted kitchen currently under construction and sun lounge. Outside there are open plan gardens to the front and enclosed gardens to the side and rear with lawned garden patio and well stock borders, Detached single garage and carport with double driveway. Sold with no chain and vacant possession viewing is essential to appreciate.

**Hallway**
Radiator, door to:

**Bedroom 1 12'11" x 9'5" (3.94m x 2.87m)**
UPVC double glazed window to front, radiator, door to:

**Walk in Wardrobe**

**Bedroom 2 8'6" x 9'6" (2.59m x 2.90m)**
UPVC double glazed window to front, radiator.

**Shower Room**
Fitted with two piece modern white suite comprising tiled double shower enclosure with shower over, inset wash hand basin in with cupboards under, mixer tap and tiled splashback and heated towel rail full height ceramic tiling to three walls, uPVC frosted double glazed window to side, vinyl flooring.

**WC**
Fitted with two piece suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, vinyl flooring.

**Hall**
Archway lounge to:

**Lounge 17'0" x 11'9" (5.17m x 3.57m)**
Living flame effect electric fire with feature timber surround and marble effect inset and hearth, double radiator, coving to ceiling, uPVC double patio doors to garden, open plan, door to:

**Dining Area 8'10" x 10'4" (2.69m x 3.16m)**
UPVC double glazed window to rear, radiator, coving to ceiling, double door to:

**Sun Room**
Window to rear, window to side, double radiator, vinyl flooring, uPVC double glazed door to garden, door to:

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**Kitchen 7'10" x 10'4" (2.38m x 3.16m)**
Please note the kitchen is being refitted with a new modern kitchen and pictures and description will be available as soon as it is completed.

**Outside**
Front - Open plan front garden with lawned area, brick paved pathway leading to front entrance door and mature flower and shrub borders.
Rear and Side- Enclosed by mature hedge to front and side, paved pathway with gravelled area. Rear garden, enclosed by dwarf and timber fencing to rear and side, paved sun patio with lawned area and paved pathway, gated access to a single carport and single brick built garage with power and light.double driveway and timber garden shed.

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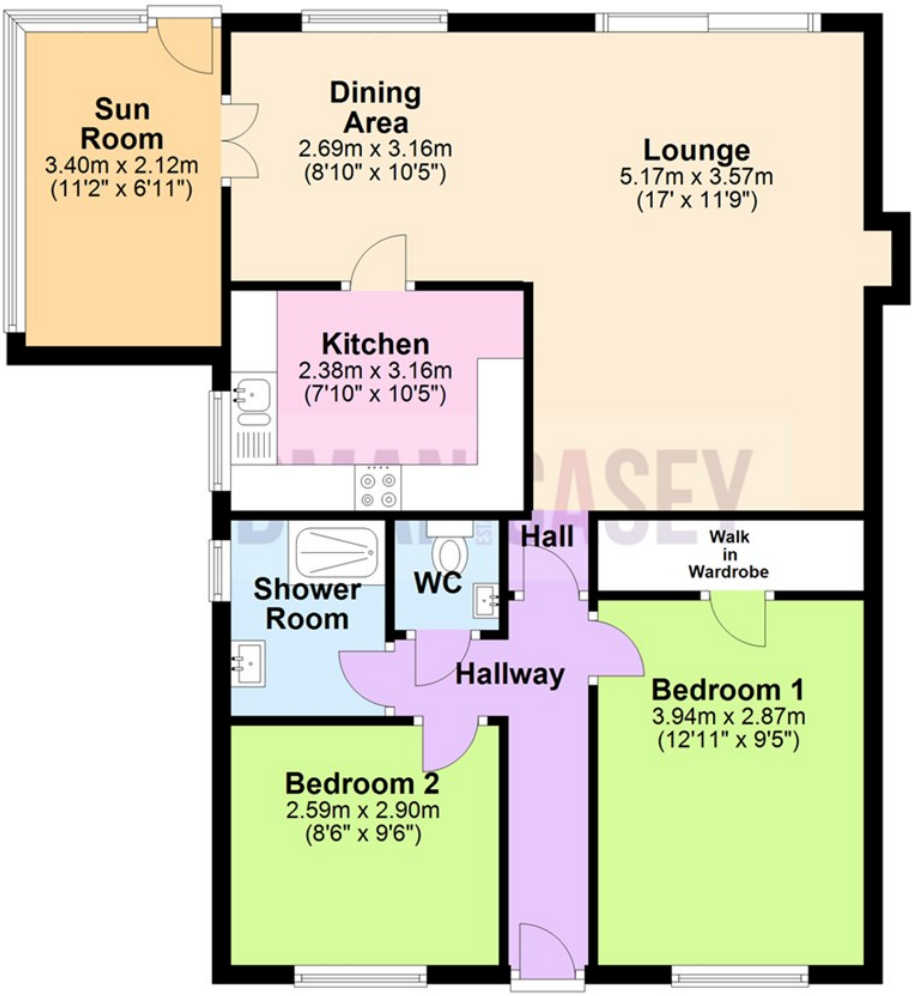
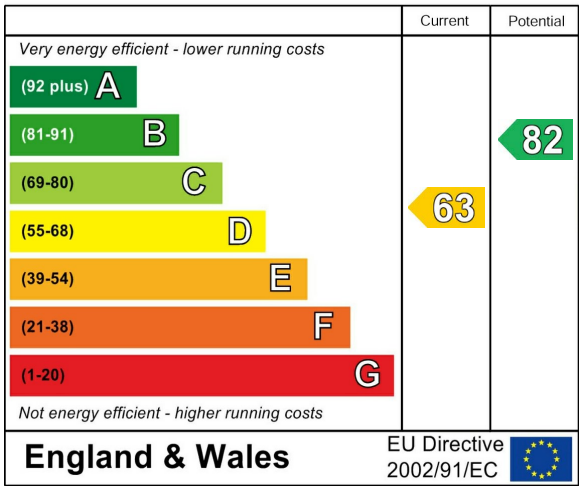
## Ground Floor

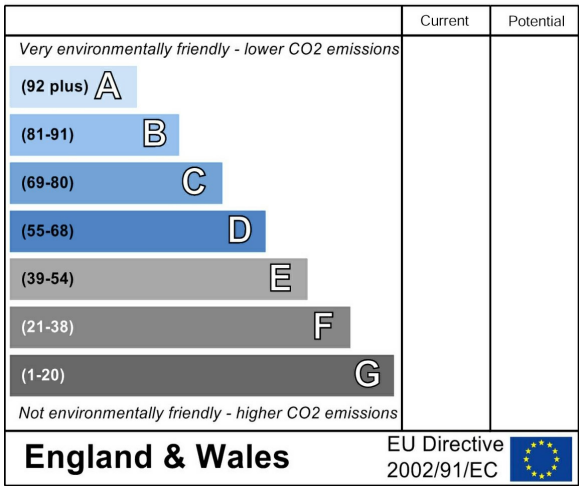



The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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




### Environmental Impact ($CO_2$) Rating

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