

**183 Mornington Road, Heaton, Bolton, Greater Manchester, BL1 4EN**



## **Offers Around £140,000**

Two bedroom mid terraced property in a residential location, close to local schools shops and all local amenities. This spacious property benefits from double glazing, gas central heating, and is sold with vacant possession and no onward chain. Good transport links, small garden to front and enclosed rear yard would ideally suit investor or first time buyer as recently been updated.

- Two Bedroom
- Recently Modernised
- Double Glazing
- No Chain
- EPC Rating C
- Mid Terraced
- Gas Central Heating
- Vacant Possession
- Council Tax Band A



Recently updated two bedroom mid terraced property in a popular residential location. Would suit either first time buyer or investor. The property is close to local schools, shops, all amenities including good transport links. The property comprises:- Lounge, dining kitchen two bedrooms upstairs and a family bathroom. The property is garden fronted and enclosed garden to the rear. Benefitting from double glazing, gas central heating and the added benefit of being sold with vacant possession and no onward chain. Viewing recommended to appreciate the condition and all that is on offer.

**Lounge 12'6" x 14'4" (3.81 x 4.36)**

UPVC double glazed window to front, radiator, laminate flooring, ceiling with recessed spotlights, :

**Hall**

Stairs to first floor landing, :

**Kitchen/Breakfast Room 12'6" x 10'9" (3.81 x 3.27)**

Fitted with a matching range of modern coloured base and eye level units, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, laminate flooring, uPVC double glazed door to rear, door.

**Landing**

Door to:

**Bedroom 1 12'6" x 14'4" (3.81 x 4.37)**

UPVC double glazed window to front, double radiator.

**Bedroom 2 6'7" x 8'2" (2.01 x 2.49)**

UPVC double glazed window to rear, radiator, door to built-in over-stairs storage cupboard.

**Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

**Front**

Frontage, enclosed by dwarf brick wall, fencing and mature hedge to front and sides, paved courtyard, paved pathway leads to front entrance door, wrought iron gated access.

**Rear**

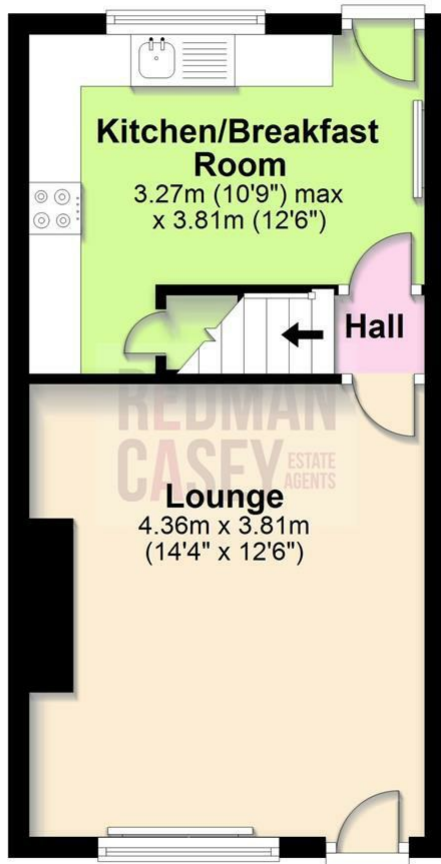
Rear gardens, enclosed by brick wall to rear and sides, gated access, large paved sun patio.





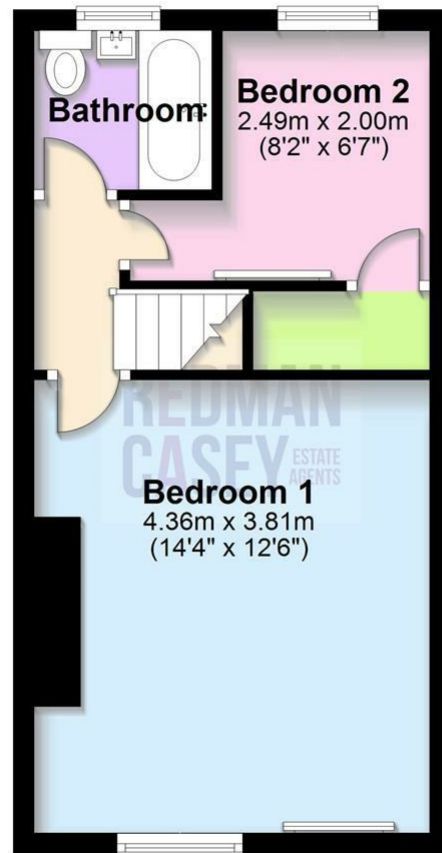
## Ground Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



## First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 90                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      |                         |
| (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 (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         | 90                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       | 71      |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

