



Total area: approx. 70.6 sq. metres (759.5 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.



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

2 Bedroom link detached true bungalow situated on this highly sought after location offering excellent access to local amenities, shops and transport links for M61. The property offers excellent and flexible accommodation with the option to convert into 3 bedrooms. Viewing is essential to appreciate all that is on offer sold with no chain and vacant possession. Re roofed newly installed patio doors leading to a disabled access patio and ramp to rear garden

Offers In The Region Of £250,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	85

Environmental Impact (CO₂) Rating

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





Ideally located for access to local amenities, shops and motorway network, this link detached true bungalow offers superb accommodation with flexibility to create extra bedrooms if required. Currently the property comprises :- Porch, hallway, two bedrooms, shower room, large I shaped lounge diner and fitted kitchen. Outside there are open plan gardens and driveway to the front and private enclosed garden to the rear with lawn and patio areas. Attached single garage to the side with remote up and over door. Re roofed newly installed patio doors leading to a disabled access patio and ramp to rear garden. Viewing is essential to appreciate all that is on offer.

Porch
Window to front, window to side, uPVC double glazed entrance door, door to:

Entrance Hall
Built-in boiler cupboard, housing floor mounted gas boiler serving heating system and domestic hot water and factory lagged hot water cylinder, radiator, door to:

Lounge/Diner
19'10" x 22'8" (6.04m x 6.91m)
UPVC double glazed window to rear, two windows to rear, feature fireplace with timber surround and marble effect hearth, two radiators, uPVC double glazed french double door to garden, door to:

Kitchen
7'9" x 10'4" (2.35m x 3.15m)
Fitted with a matching range of modern maple effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for

washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, laminate flooring, double glazed side door to garden.

Bedroom 1
12'10" x 9'5" (3.91m x 2.87m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

Bedroom 2
8'5" x 9'6" (2.56m x 2.90m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, radiator.



Shower Room
Fitted with three piece cream suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, radiator.

Outside
Open plan front garden, block

paved driveway to the front leading to garage with gravelled garden and mature flower and shrub borders.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved circular sun patio with lawned area and mature flower and shrub borders, concrete hard standing, timber garden shed.

Garage

Attached brick built single garage with power and light connected, remote-controlled up and over door, rear access door.