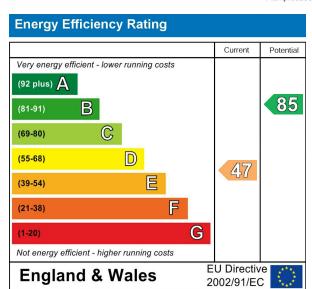
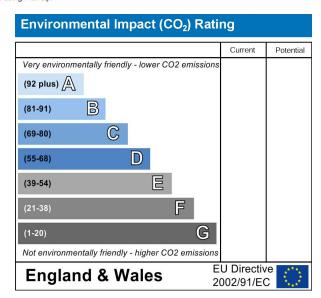
# Approx. 70.6 sq. metres (759.5 sq. feet) Lounge/Diner 6.04m x 6.91m (19'10" x 22'8") Kitchen 2.35m x 3.15m (7'8" x 10'4") Shower Room 1 3.91m x 2.87m (12'10" x 9'5") Bedroom 2 2.56m x 2.90m (8'5" x 9'6") Porch

## 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













Ideally located for access to local **Entrance Hall** create extra bedrooms if required. water cylinder, radiator, door to: 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:

network, this link detached true floor mounted gas boiler serving fridge/freezer, built-in electric fan bungalow offers superb heating system and domestic hot accommodation with flexibility to water and factory lagged hot

# Lounge/Diner

19'10" x 22'8" (6.04m x 6.91m) UPVC double glazed window to **Bedroom 1** rear, two windows to rear, feature 12'10" x 9'5" (3.91m x 2.87m) fireplace with timber surround and UPVC double glazed window to marble effect hearth, two front, fitted bedroom suite with a radiators, uPVC double glazed range of wardrobes comprising french double door to garden, two fitted double wardrobes with door to:

7'9" x 10'4" (2.35m x 3.15m) Fitted with a matching range of **Bedroom 2** modern maple effect base and 8'5" x 9'6" (2.56m x 2.90m) eye level units with underlighting, UPVC double glazed window to drawers, cornice trims and front, fitted bedroom suite with a contrasting worktop space, range of wardrobes comprising stainless steel sink unit with fitted double wardrobe(s) with single drainer and mixer tap with hanging rails, shelving, overhead tiled splashbacks, plumbing for

washing machine and amenities, shops and motorway Built-in boiler cupboard, housing dishwasher, space for 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.

hanging rails, shelving, overhead storage, cupboards and drawers,

radiator.

storage and cupboards, radiator.













# **Shower Room**

Fitted with three piece cream suite comprising tiled shower enclosure, pedestal wash hand shrub borders. height ceramic tiling to all walls, radiator.

## Outside

Open plan front garden, block

leading to garage with gravelled with power and light connected, garden and mature flower and remote-controlled up and over

basin, low-level WC and full Rear garden, enclosed by timber fencing and mature hedge to rear extractor fan, uPVC frosted and sides, paved circular sun double glazed window to side, patio with lawned area and mature flower and shrub borders, concrete hard standing, timber garden shed.

Garage

paved driveway to the front Attached brick built single garage door, rear access door.