

155 Mornington Road, Heaton, Bolton, Lancashire, BL1 4EN



## Offers In The Region Of £129,500

A well-presented two bedroom mid-terrace that is ideally located close to Bolton Town Centre, local shops & amenities and major transport links. The property is available now with vacant possession and no onward chain, ideal buy to let or first time buy, early viewing is essential to avoid missing out.

- 2 Bedroom Terrace
- Gas Central Heated & Double Glazed
- Vacant Possession
- EPC Rating D
- Modern Kitchen and Utility
- No Chain
- Council Tax Band A
- Ideal Buy to Let or 1st Purchase



Situated within walking distance of local shops, schools and transport links is this two bedroom mid terrace property. It is modern throughout and offers a good sized lounge with lovely feature wall and laminate flooring, the kitchen which is fitted with a range of modern white wall and base units utility fitted with the same base units and gas combination boiler. Upstairs offer the master bedroom which is an excellent size and the second bedroom which is generous single in size with storage cupboard and there is a three piece family bathroom with shower over bath. To the rear is a secure yard. Sold with no chain and vacant possession Viewing essential to appreciate all that is on offer.



### Porch

UPVC double glazed entrance door, door to:

### Lounge 12'4" x 12'9" (3.76m x 3.89m)

UPVC double glazed window to front, fireplace with ornate Adam style, radiator, laminate flooring, two wall lights, door to:



### Kitchen/Diner 13'11" x 12'9" (4.24m x 3.89m)

Fitted with a matching range of modern white base units with drawers and complementary worktops and matching splashback, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, gas point for cooker with extractor hood over, uPVC double glazed window to rear, radiator, stairs to first floor landing, door to:

### Utility 8'5" x 5'11" (2.56m x 1.81m)

Fitted with a matching range of modern white base units with complementary worktops with matching splashback, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, uPVC double glazed window to side, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door.



### Bedroom 1 12'4" x 12'10" (3.76m x 3.91m)

Window to front, radiator, door to:

### Landing

Door to:

### Bedroom 2 11'2" x 7'8" (3.40m x 2.34m)

UPVC double glazed window to rear, Storage cupboard, radiator, door to:

### Bathroom

Fitted with three coloured shell style suite comprising deep panelled bath with shower attachment over and telephone style mixer tap, pedestal wash hand basin and low-level WC, upvc wet wall panelling to two walls, uPVC frosted double glazed window to rear, radiator.



### Outside



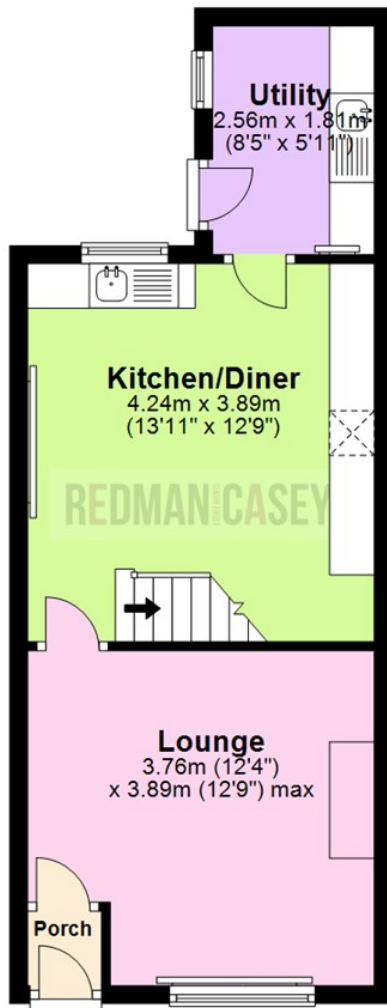
Front garden, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door, paved hard standing.

Rear, enclosed by brick wall to rear and sides, concrete hard standing, rear gated access.



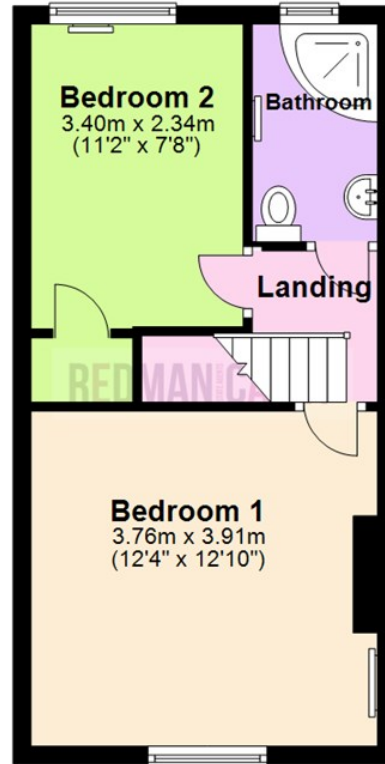
## Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

