



## 62 Morris Green Lane

, Bolton, BL3 3LS

£170,000

JonesPottsTaylor are pleased to present **FOR SALE** this immaculately presented two bedroom, garden fronted, mid-terrace property. Situated in a popular residential location in Bolton, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance porch, living room and an open plan kitchen / dining room with breakfast bar and French doors leading to the rear garden. To the first floor is a double bedroom, a single bedroom and a three piece family bathroom. Outside to the front is an enclosed garden, whilst to the rear is a low maintenance garden and a potential off road parking space.

Viewings are highly recommended to appreciate the living space and central location to transport links.

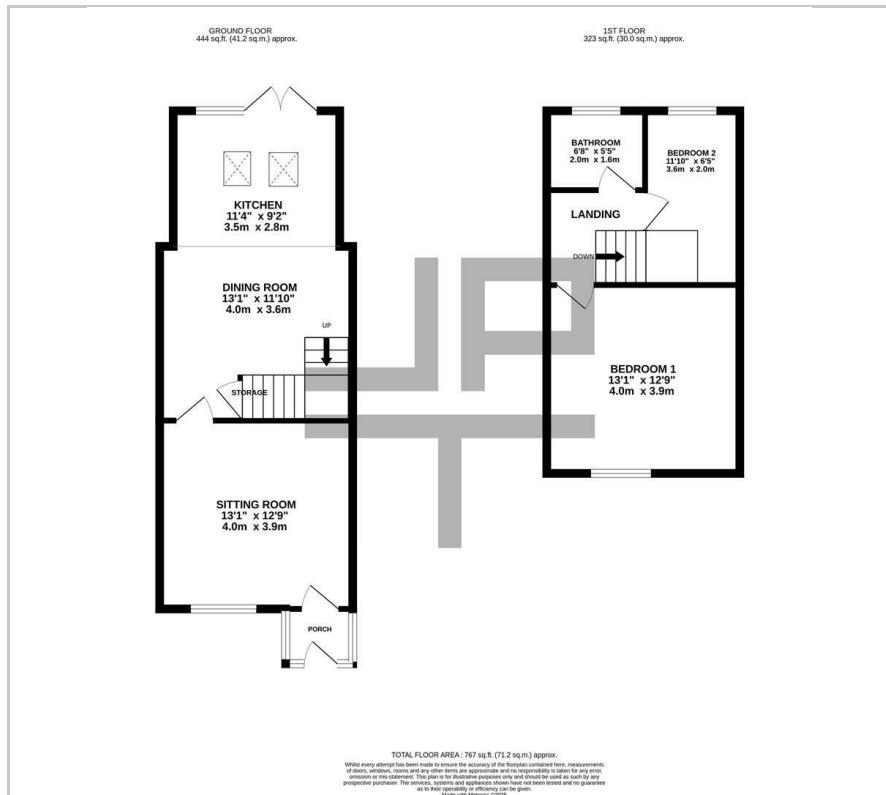
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Sought After Residential Location
- Close To Transport & Network Links
- Open Plan Style Kitchen & Dining Room
- Off Road Parking Available
- Gas Central Heating & UPVC Double Glazing



## Floor Plan



## Area Map

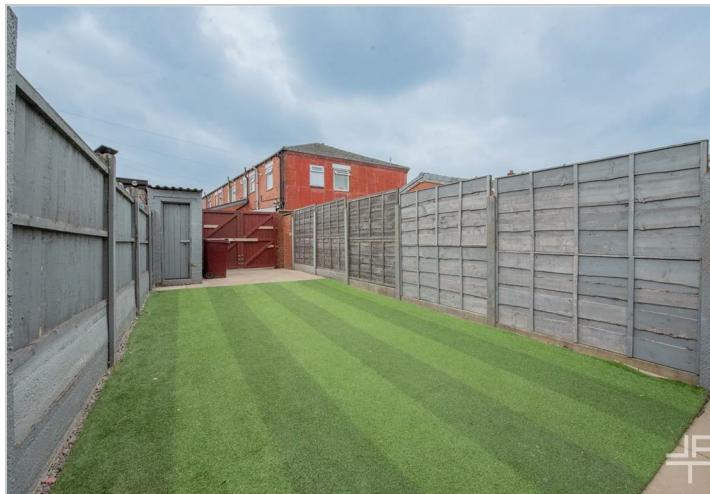


## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	72	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	10	
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/87/EC



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