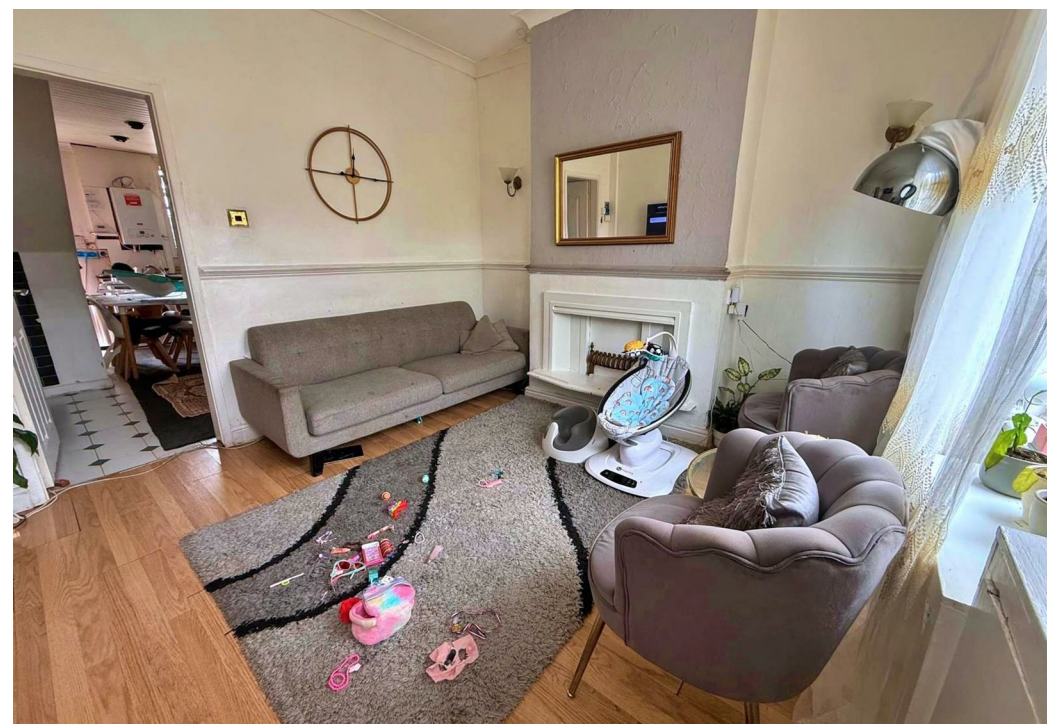
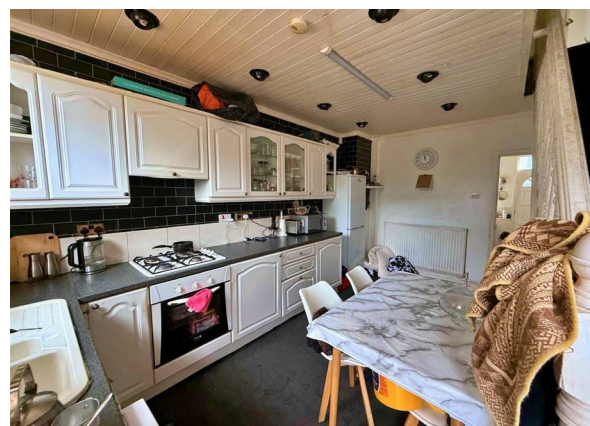
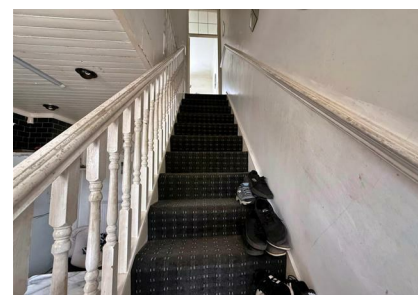


Morris Green Lane, Bolton, BL3 3LJ

Auction Guide £85,000

Council Tax Band: A



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000. Tenant in situ

Inside the Home?

This two-bedroom mid-terrace property in the heart of Morris Green, BL3, offers a practical and well-balanced layout ideal for couples, small families, or first-time buyers. With a tenant already in place, it's also a ready-made investment opportunity.

- The spacious front lounge is bright and welcoming, thanks to a large window and neutral décor.
- To the rear, the kitchen/diner features white wall and base units, electric hob, oven, stainless steel sink, and space for a dining table. The staircase adds an open-plan feel, and the rear door opens onto a low-maintenance garden.
- Upstairs includes two well-sized bedrooms—one double at the front and a second at the rear—plus a central family bathroom.

Why This Property?

Located in Morris Green, this home benefits from excellent access to local amenities and transport links:

- Shops & Essentials: Asda Daubhill Supermarket, Shanti Medical Centre, and Park Cake Bakeries are all nearby.
- Education: Close to King's Leadership Academy, Bolton and Holly Hulton Dance Academy.
- Leisure: Sunnyside Park offers green space for outdoor activities.
- Transport: Easy access to Lever Edge Lane and Manchester Road for commuting.

This property combines convenience, rental income, and long-term potential in a well-connected Bolton neighbourhood.



404 Derby Street, Bolton, BL3 6LS
01204 589600
bolton@localagent.co.uk
www.openhousebolton.co.uk



Total area: approx. 57.1 sq. metres (614.3 sq. feet)



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		