

1 Moss Bank House

17 Capitol Close, Bolton, BL1 6LU

Situated in an area adjacent to Moss Bank Park in a small development of apartments & houses is this three bedroom mews property tucked away but with the benefit of off road parking for two cars and a shared lawned garden area for outside space. Briefly the property, on three floors comprises entrance hall, two bedrooms and bathroom to ground floor, lounge/dining room and kitchen to first floor and bedroom and en-suite shower room to second floor. With double glazing throughout and warmed by gas central heating. A genuine quiet 'away from it all' location but convenient for all local facilities.

£219,950

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- Sought After Location
- Three Bedrooms - One with En-Suite
- Adjacent to Moss Bank Park
- Off Road Parking
- Close to Local Schooling
- Double Glazed and Gas Central Heating
- Situated on Three Floors
- Council Tax Band E

Shared Entrance Hall (Properties 1 & 2)
Tiled flooring.

Entrance Hall
Wooden flooring, coving, double radiator, double glazed window, stairs to first floor.

Bedroom One (Front Elevation)
Fitted wardrobes and storage, double radiator, double glazed window to front.

Bedroom Two (Front Elevation)
Fitted wardrobes and storage, double radiator, double glazed window to front.

Bathroom
Three piece in white, walk in shower, shower on taps to bath, storage cupboard, tiled walls, inset lighting, double radiator, vinyl floor covering.

First Floor

Lounge/Dining Room
Three double glazed windows to front and side, wooden flooring, coving, three double radiators, spiral staircase to second floor.

Kitchen
Wall and base units with complementary worktops, integrated fridge freezer, dishwasher, plumbed for washer, vented for dryer, induction hob, electric oven, extractor hood, part tiled. Wall mounted gas central heating boiler, vinyl floor covering.

Second Floor

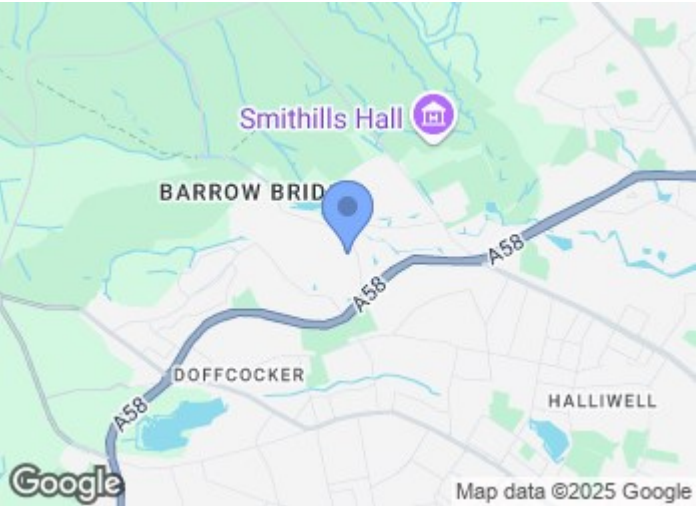
Bedroom Three
Vaulted ceiling, velux window, single radiator, storage cupboard.

En-Suite Shower Room
Two piece in white, walk in shower, storage cupboard, vinyl floor covering.

External
Communal garden area between properties 1 & 2 Moss Bank House. Lawned and with mature trees and shrubs. Off road parking for two cars and with gateway access to Moss Bank Park.

[PROPERTY MISDESCRIPTION ACT 1991.](#)

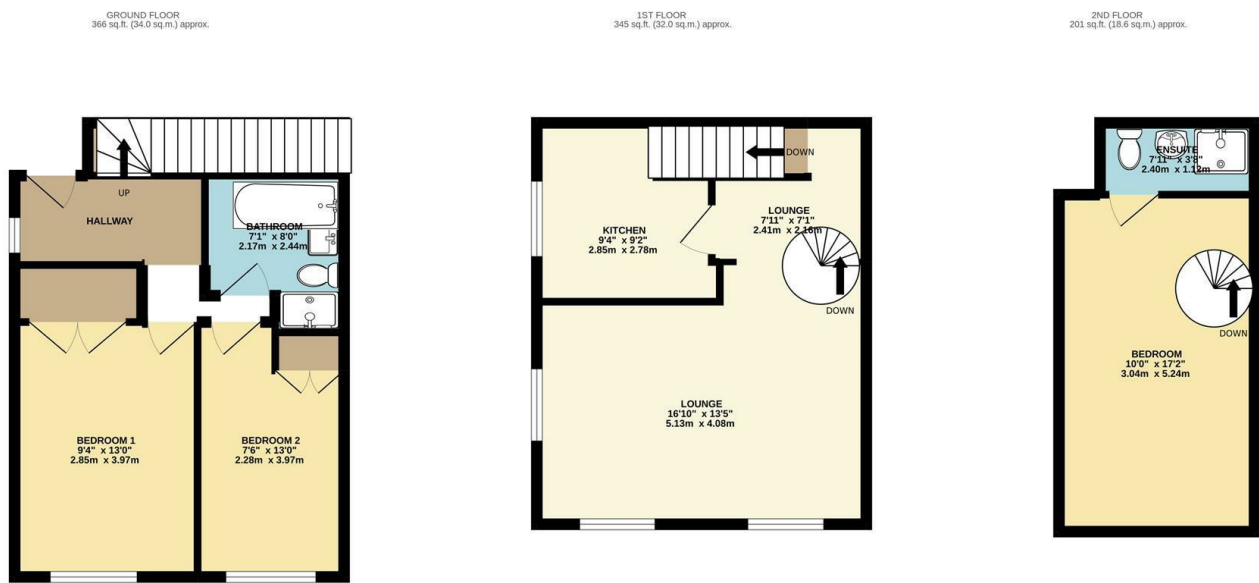
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[Directions](#)



Floor Plan



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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