



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

1 Moss Bank House

17 Capitol Close, Bolton, BL1 6LU



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

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

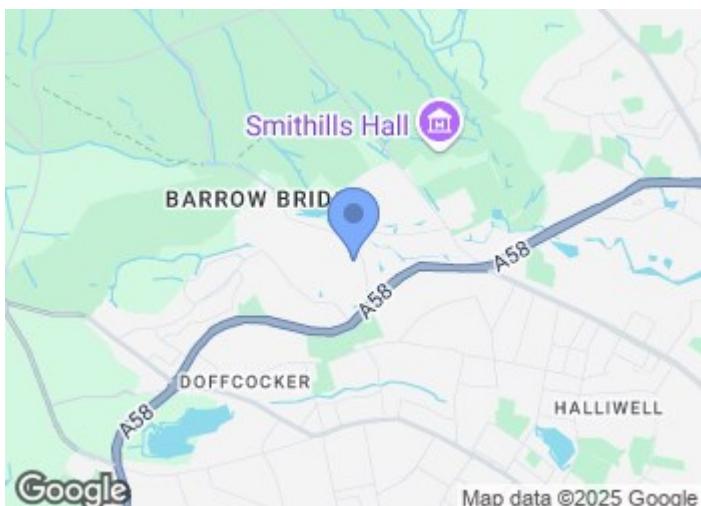
Two piece in white, walk in shower, storage cupboard, vinyl floor covering.

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.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.

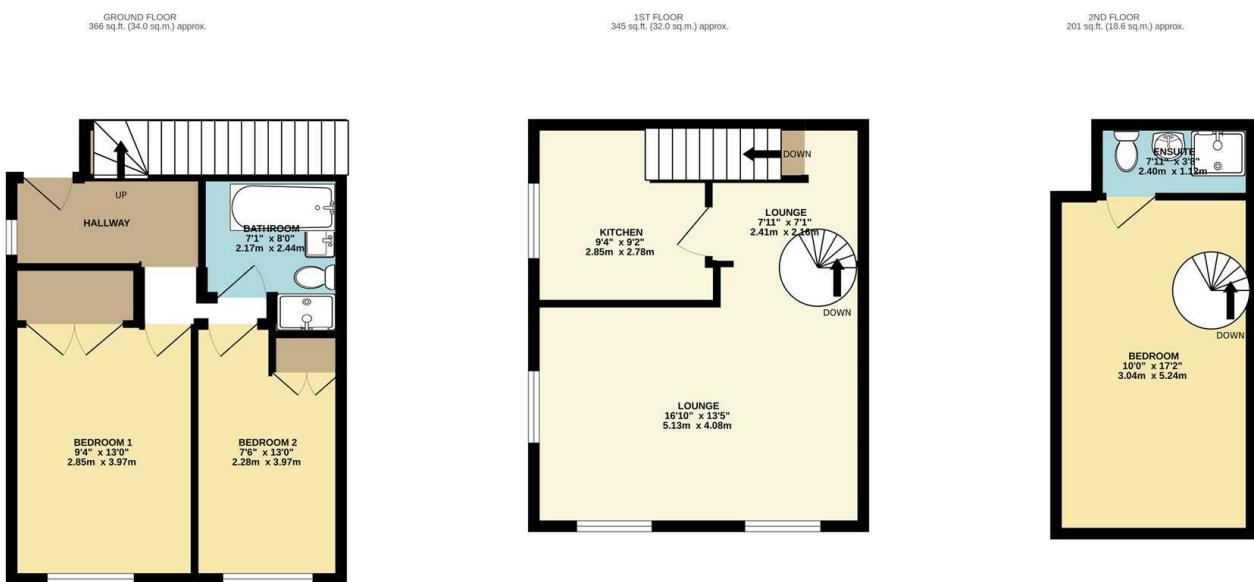


Directions

Map data ©2025 Google



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 floorplans contained here, measurements of doors, windows, rooms and any other internal apertures 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.
 Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

651 Chorley Old Road, Bolton, BL1 6BJ
 Tel: 01204 848484 Email: info@chrisballestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	