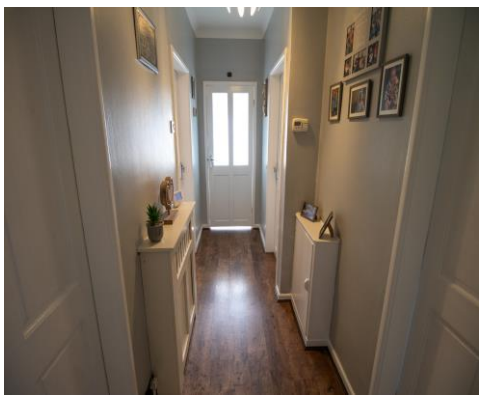
BOLTON PROPERTIES



Greenland Road, Great Lever, Bolton, BL3 2EP

Offers in Excess of £215,000

An extremely well presented 2 bedroom semi detached true bungalow, located on Greenland Road in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule and hallway, a spacious lounge with a feature living flame gas fire and surround, a modern kitchen including an integrated gas hob, oven and a chrome extractor hood, 2 double sized bedrooms with fully fitted wardrobes included with the master bedroom and a modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath with a glass shower screen. Come with a low maintenance garden to the front, a driveway and a single garage. To the rear you will find a tiered landscaped garden with a 2 patio areas, a grass lawn and a large garden shed. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Close by to plenty of local schools including Mount St Josephs and St James High School and within walking distance of Bolton Hospital. Offers excellent transport links with both the M60 and M61 motorway junctions only a short journey by car. Leasehold property with 830 years left on the lease, 6.10 per year







ACCOMMODATION

Entrance Vestibule *3' 3" x 3' 6" (1.0m x 1.06m)*
The entrance vestibule. Comes with a composite double glazed entrance door to the side aspect. Space for coats and shoes. Decorated in light grey with a walnut oak wood laminate floor. Warmed by a gas central heated radiator.

Entrance Hallway *12' 3" x 3' 6" (3.73m x 1.06m)*
The entrance hallway. Decorated in light grey with a walnut oak wood laminate floor. Warmed by a gas central heated radiator.

Lounge *14' 2" x 12' 5" (4.32m x 3.78m)*
A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture and a dining table/chairs. Decorated in neutral colours with a walnut oak wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen *7' 0" x 8' 10" (2.13m x 2.68m)*
A modern fully fitted kitchen in cream with contrasting worktops. Comes with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. Decorated in neutral colours with part tiled walls and a walnut oak floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Master bedroom *13' 7" x 12' 2" (4.15m x 3.72m)*
A double sized Master bedroom to the rear of the property. Comes with fully fitted wardrobes. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 *12' 1" x 9' 7" (3.68m x 2.92m)*
A second double sized bedroom to the front of the property. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family bathroom *6' 4" x 6' 1" (1.93m x 1.86m)*
A modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. A double glazed window is fitted to the front aspect. Warmed by a gas central heated chrome towel holder.

Rear Garden *43' 4" x 37' 9" (13.2m x 11.5m)*
A superb landscaped tiered garden to the rear. Comes with 2 patio areas, a grass lawn and a large garden shed.









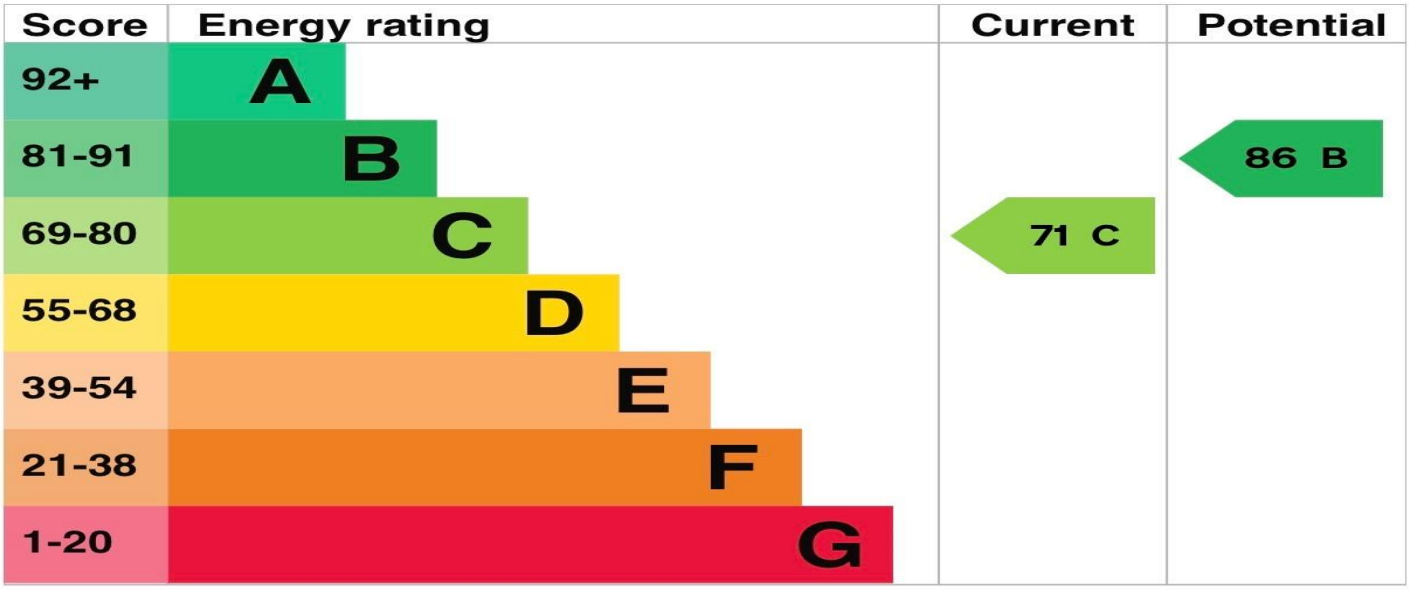


Office 7 105/107 Market Street, Bolton, BL4 7NS
Tel: 01204576666 Email: sales@boltonproperties.co.uk
www.boltonproperties.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.