

Independent Estate Agents
Cardwells
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GREENLAND ROAD, GREAT LEVER, BL3 2EG



- Notably extended semi detached
- Woodland to the rear, lovely aspect
- Juliette balcony to enjoy views from bed 1
- Stunning open plan kitchen/diner
- Wonderful presentation throughout
- Large lounge, 2 dble ground flr bedrooms
- Ground flr bathroom, 4pc en suite bathroom
- Gas combi C.H, uPVC D.G, lovely gardens



Offers Over £270,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

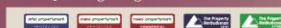
BURY

14 Market St, Bury, BL9 0AJ
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 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



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 Est. 1982

An extended very well presented family home which enjoys a wonderful position with woodland beyond the rear garden. Positioned in an ever popular residential location there is first class amenities nearby, with popular schools, shops, sporting facilities, the Royal Bolton Hospital, access to the motorway network and beautiful countryside all within easy reach. Our clients have considerably improved for the property over recent years and in our opinion this wonderful home is ready to move straight into with accommodation which briefly comprises: porch, reception hallway, beautiful living room with double doors off to the rear garden, spacious open plan lounge/diner flooded with natural light from the double doors to the rear garden and also the sky light window, pantry/storage room, two double ground floor bedrooms (versatile rooms which may suit being used as a additional reception room) a ground floor three-piece white bathroom suite, first floor landing, beautiful master bedroom complete with juliet balcony and four piece en suite full bathroom suite. There is an abundance of eaves and built-in storage space, a garden building which contains the washing machine, and the property is set in a generous plot of around 0.07 of an acre. There is excellent private off road car parking space to the front and an enclosed rear garden which enjoys the aspect over the woodland to the rear. There is a modern gas combination central heating boiler, UPVC double glazing, a security alarm. At the time of writing we will also be offering the neighbouring semi detached property to the open market, so there could be an opportunity to purchase an adjoining property as well. There really is a great deal to admire and viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing inspection could be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; Bolton@Cardwells.co.uk or visiting; www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 5' 11" x 2' 7" (1.809m x 0.8m) uPVC windows and quality entrance door, stylish tiled flooring which flows from the porch into the reception hallway.

Reception hallway: 18' 10" x 4' 1" (5.737m x 1.249m) Radiator, spot lighting.

Living room: 16' 6" x 10' 9" (5.025m x 3.287m) uPVC windows and uPVC double doors which open onto the rear garden, feature detailed fireplace, quality flooring.

Open plan kitchen diner: 16' 0" x 10' 3" (4.872m x 3.112m) A beautiful professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, a Belling double oven/grill range style cooker with gas hob, uPVC double doors which open out onto the rear garden, uPVC window, double glazed sky window and door off to storage/pantry room.

Pantry/storeroom: 6' 4" x 6' 1" (1.929m x 1.863m)

Bedroom 2: 11' 11" x 10' 10" (3.624m x 3.305m) Measured at maximum point into the bay style window, built-in storage space, radiator, quality flooring.

Bedroom 3: 11' 11" x 11' 7" (3.632m x 3.523m) uPVC window to the front, radiator, quality flooring. A superb double size bedroom which may also be useful as an additional reception room.

Ground floor bathroom: 6' 2" x 5' 7" (1.870m x 1.697m) A modern white three-piece suite comprising: bath with shower over and fitted glass shower screen, wash hand basin and WC, ceramic wall and floor tiling, extractor, heated towel rail.

First floor landing: Door off to eaves storage space.

Master bedroom: 16' 5" x 14' 5" (5.009m x 4.398m) Measured at maximum points. Double uPVC patio doors open inwards to create the Juliet balcony which enjoys the wonderful aspect over the woodland to the rear and over the back garden, Inset spot lighting, quality flooring, radiator, walk-in wardrobe off which additionally provides access to further eaves storage space.

En suite bathroom: 18' 10" x 4' 0" (5.733m x 1.222m) A four piece bathroom suites comprising shower enclosure, bath with additional handheld shower option, wash hand basin and dual flush WC, heated towel rail, inset spot lighting, door off to storage area containing the gas combination central heating boiler.

Approximate plot size: The overall approximate plot size is around 0.07 of an acre.

Parking: There is superb private off-road parking to the front of the property.

Rear garden: The rear garden is fully enclosed and has been landscaped with easy maintenance and all year around enjoyment in mind . There is well stocked flowerbeds from the gardens. You enjoy the aspect of the woodland to the rear, garden shed in which the utilities may be used, outside power socket, lights.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicated that the property is freehold.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Bolton council tax band: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting; www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant.

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