

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), distances and

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GREENLAND ROAD, BOLTON, BL3 2EG



- Beautifully presented family home
- Recently comprehensively upgraded
- Three bedrooms, two reception rooms
- Stylish modern fitted kitchen
- ground floor white bathroom suite
- Stylish modern en suite shower rm
- Large gardens & gated driveway parking
- Lovely gardens, Gas C.H, uPVC D.G



£235,000

BOLTON

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

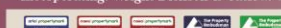
BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

A superbly presented three bedroom, two reception room and two bath/shower room family home situated in a consistently popular residential location sold complete with large single width garage being more than 7m in length, served by a gated driveway providing additional off road car parking. The family sized home has been significantly improved over recent years with modern fixtures and fittings, stylish decorations, quality flooring and impressive presentation. The accommodation briefly comprises: reception hallway, Bay window family/sitting room, separate lounge/diner with double doors off to the rear garden, beautiful fitted kitchen, ground floor third bedroom/home office, ground floor modern white bathroom suite, first floor landing, large second bedroom, the master bedroom has a modern white three-piece en suite shower room off. The shower room could easily be modified to provide access from the first floor landing. Externally there is the superb garage which currently houses the utility machines, gated private driveway parking, a pretty front garden and a superb, easy maintenance rear garden. 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:

Approximate floor area: The overall approximate floor area is around seven hundred and ninety six square feet/seventy four square metres .

Reception hallway: 6' 6" x 9' 3" (1.985m x 2.811m) Measured at maximum pints in an L shape. Entrance door, radiator.

Family room: 14' 10" x 10' 10" (4.525m x 3.313m) New uPVC bay style window to the front with fitted night and day blinds, radiator, quality flooring.

Lounge diner: 16' 5" x 10' 10" (5.000m x 3.314m) uPVC windows and double doors which open out onto the rear garden, radiator, quality flooring, plasma remotely operated electric fire, stairs off to the first floor.

Kitchen: 8' 8" x 10' 2" (2.654m x 3.092m) A beautiful professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, double oven grill, gas hob with extractor over, stainless steel sink and drainer with mixer tap over, uPVC windows to the side and the rear each with fitted blinds, neutral decorations, quality flooring.

Ground floor bathroom: 6' 2" x 5' 5" (1.870m x 1.663m) A modern white stylish three-piece bathroom suite comprising: WC and matching wash basin, bath with fitted glass shower screen with both handheld and overhead shower options, spot lighting, ceramic wall tiling, uPVC window.

Bedroom 3: 8' 10" x 8' 8" (2.696m x 2.644m) uPVC window to the front with fitted night and day blinds, radiator, quality flooring, neutral decoration, this ground floor bedroom may suit alternative uses.

First floor landing:

Bedroom 1: 10' 9" x 7' 8" (3.283m x 2.330m) uPVC window to the front with fitted night and day blinds, thick carpeting, neutral decorations, radiator, door off to the en suite shower room.

En suite: 8' 4" x 8' 0" (2.528m x 2.426m) A modern and stylish shower room suite comprising corner shower cubicle with matching Black handheld and overhead shower options, WC, wash hand basin with matching black tap, black heated towel rail and large double glazed sky window. There may be a potential to create a doorway into the shower room from the landing.

Bedroom 2: 16' 5" x 7' 1" (5.011m x 2.170m) A sizable second bedroom of large uPVC window to the front, radiator.

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

Garage: 24' 0" x 9' 3" (7.311m x 2.826m) Vehicle entrance door to the front, there is space which is currently used for the washing machine and the dryer, the garage has power and lighting and we understand a new roof was fitted in around 2023, there is a single glazed window and a pedestrian door which opens out onto the rear garden. The garage is served by a sizable gated driveway providing excellent additional off-road car parking space

Rear garden: The rear garden is fully enclosed and designed with easy maintenance and all year round use in mind offering superb space for children to play, entertaining et cetera. From the garden there is a door into the garage.

Front garden: The front garden is neatly laid to lawn set behind a mature hedge.

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

EPC: E Rating valid until 12th January 2031.

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.

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. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

