



**Green Lane, Great Lever, Bolton, BL3 2LF**

**Offers in the Region Of £330,000**

**EXTENDED WITH 4 BEDROOMS AND 3 BATHROOMS!** An extremely well presented, extended 4 bedroom property with a large driveway and a garage, located on Green Lane in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a very spacious lounge with an open plan dining area, a second reception room with a pair of double glazed french doors to the rear aspect, a downstairs bathroom with a basin, toilet and a shower cubicle, and a long galley style kitchen with an integrated gas hob, oven and a chrome extractor hood, and a large rear garden with a patio area, grass lawn and a storage shed. To the upper floor you will find 4 bedrooms, 3 double sized bedroom and 1 single, with an en-suite to one of the rear double bedrooms included, plus a spacious 4 piece Family bathroom with a basin, toilet, bath tub and a shower cubicle. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is Band C. A floor plan has been ordered and will be live on the advert soon. **FREEHOLD PROPERTY.**



## ACCOMMODATION

### **Entrance Hallway** 17' 11" x 8' 7" (5.47m x 2.61m)

The entrance hallway. Decorated in neutral colours with an oak wooden floor. Fitted with a composite double glazed entrance door to the side aspect. Plenty of space for coat stands and shoe racks.

### **Lounge** 15' 10" x 26' 5" (4.82m x 8.04m)

A very spacious lounge with a feature fire place and an open plan dining area. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with an oak wooden floor. Fitted with multiple double glazed windows to the front and side aspect. Warmed by gas central heated radiators.

### **Reception Room 2** 8' 6" x 10' 5" (2.60m x 3.17m)

A second reception room to the rear of the property, with a pair of double glazed french doors fitted to the rear aspect. Decorated in neutral colours with an oak wooden floor. Warmed by a gas central heated radiator.

### **Downstairs Bathroom** 5' 3" x 4' 2" (1.61m x 1.27m)

A useful downstairs bathroom with a basin, toilet and a walk in shower cubicle. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 17' 9" x 7' 7" (5.4m x 2.30m)

A long galley style kitchen with an integrated gas hob electric oven and a chrome extractor hood. Plumbed in for a washing machine and a dishwasher. Space for a tall fridge freezer.

### **Rear Garden**

A spacious rear garden with a large patio area, grass lawn and a storage shed.

### **Family Bathroom** 8' 0" x 9' 4" (2.43m x 2.85m)

A spacious Family bathroom with a 4 piece suite including a basin, toilet, bath tub and a shower cabinet. Comes with fully tiled walls and floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.

### **Master bedroom** 14' 1" x 14' 4" (4.28m x 4.36m)

A spacious double sized Master bedroom to the front of the property. Plenty of space for fitted or free standing wardrobes. Decorated in neutral colours with a brown patterned carpet. Fitted with a double glazed window to the front and side aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 13' 9" x 12' 2" (4.18m x 3.72m)

A second double sized bedroom to the front of the property. Decorated in neutral colours with a wine coloured carpet. Plenty of space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 8' 8" x 13' 1" (2.64m x 4.0m)

A third double sized bedroom to the rear of the property. Comes with an en-suite toilet and sink unit. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 4** 10' 7" x 8' 3" (3.22m x 2.51m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.



# 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

