



Doe Hey Road, Great Lever, Bolton, BL3 2LW

£350,000

An extremely well presented, very spacious extended 3 bedroom mature semi detached home, with a driveway and lawned gardens to the front and rear, set back in a semi rural position on Do Hey Rd in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch, an open plan entrance hallway, a spacious lounge with a feature living flame electric fire and surround, a spacious second reception room (currently being utilised as a dining area), a third reception room with a feature electric fire and surround, a modern fully fitted 'L' shaped kitchen in white, including an integrated induction hob, grill, oven, extractor hood, breakfast bar and a dishwasher, a downstairs W.C/utility room, a home office or a single bedroom, and a large rear garden with a seating area, large artificial grass lawn, summer house and a garden shed. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to the master bedroom), a modern 4 piece Family bathroom with a vanity basin, toilet, deep bath tub and a shower cabinet, plus a converted loft room with a fixed stairwell. Comes with double glazed windows and doors throughout. Warmed by GCH.



ACCOMMODATION

Entrance Porch 6' 9" x 6' 11" (2.06m x 2.12m)

The entrance porch to the front of the property. Fitted with double glazed windows and entrance door.

Lounge 11' 6" x 13' 4" (3.5m x 4.07m)

A very spacious lounge to the front of the property, with a feature living flame electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with an oak wood laminate floor. A large bay fronted double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Reception Room 2 14' 2" x 19' 0" (4.31m x 5.78m)

An open plan second reception room to the rear of the property. Currently utilised as a dining room. Decorated in neutral colours with an oak wood laminate floor. Fitted with a pair of double glazed french doors leading into Reception Room 3. Warmed by a gas central heated radiator.



Reception Room 3 10' 2" x 10' 8" (3.09m x 3.24m)

A third reception room to the rear of the property, with a feature electric fire and surround. Decorated in neutral colours with a grey oak wood laminate floor. Fitted with a pair of double glazed french doors to the rear aspect.

Kitchen 16' 5" x 17' 0" (5.0m x 5.18m)

A modern fully fitted 'L' shaped kitchen in white with contrasting work tops. Comes with an integrated induction hob, grill, oven, extractor hood, dishwasher and breakfast bar. Decorated in neutral colours with a grey tiled floor. Fitted with double glazed windows to the rear aspect, a roof lantern, and a composite entrance door to the side aspect.



Downstairs W.C/Utility Room 5' 1" x 4' 10" (1.56m x 1.48m)

A useful downstairs W.C and utility room. Comes with a toilet and a vanity basin. Plumbed in for a washing machine.

Home Office/Bedroom 4 9' 10" x 8' 4" (3.0m x 2.55m)

Located to the front of the property, this room has been used as a home office and study in the past, but is currently being utilised as Bedroom 4. Decorated in neutral colours with a grey wood laminate floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.



Rear Garden

A very spacious garden to the rear of the property. Comes with a seating area, large artificial grass lawn, summer house and a garden shed.

Master bedroom 12' 0" x 10' 3" (3.65m x 3.12m)

A double sized master bedroom to the front of the property. Comes with fully fitted glass fronted wardrobes. Decorated in neutral colours with a grey oak wood laminate floor. A large bay fronted double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Bedroom 2 10' 11" x 9' 11" (3.32m x 3.02m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 1" x 6' 1" (2.47m x 1.86m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey oak wood laminate floor. Currently being used as a walk in wardrobe by the current owners. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 10' 1" x 8' 3" (3.07m x 2.52m)

A modern fully fitted 4 piece Family bathroom to the rear of the property. Comes with a vanity basin, toilet, deep bath tub and a shower cabinet. Decorated in neutral colours with a dark grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Converted Loft Room 19' 0" x 12' 6" (5.8m x 3.80m)

A converted loft room with a fixed stairwell. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator. (Disclaimer, please note this is not a bedroom)



Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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.

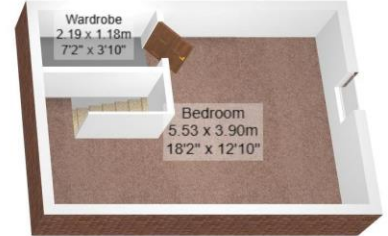
13, Doe Hey Road BOLTON BL3 2LW



Ground Floor



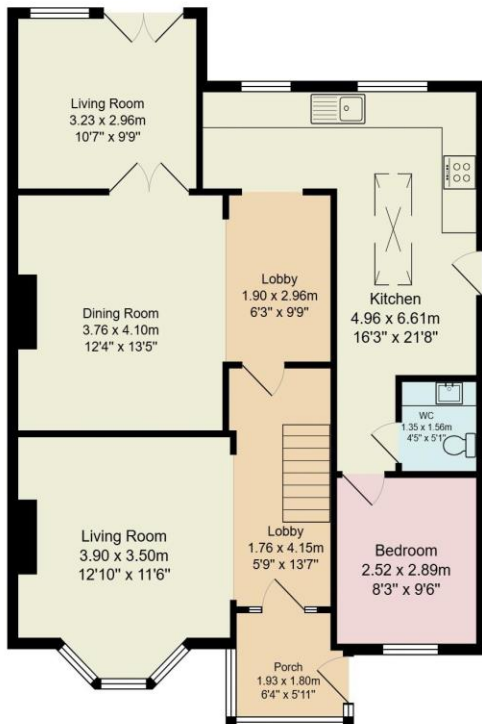
First Floor



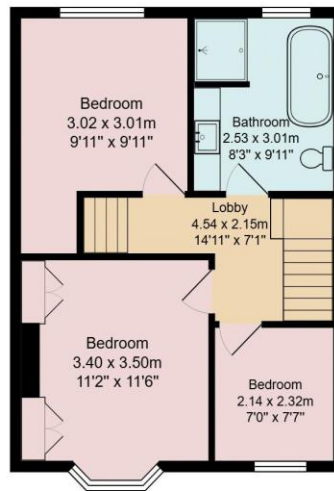
Room in Roof

Total Floor Area: 152.9 m² ... 1646 ft²
 All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

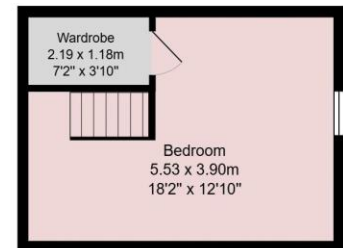
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