



Greenmount Park, Kearsley, Bolton, BL4 8NS

Offers in the Region Of £245,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! (Please note this property is currently in probate status). A well presented 3 bedroom semi detached home with a driveway to the front, located on Greenmount Park in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch, an entrance lobby, a spacious lounge with a feature living flame gas fire and surround, a fully fitted open plan kitchen with an integrated induction hob and oven, an open plan dining area, a spacious double glazed conservatory to the rear, a converted garage with a lounge and an en-suite bathroom including a basin, toilet and a shower cabinet, plus a spacious tiered low maintenance garden with superb views of the countryside. To the upper floor, you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to the master bedroom) and a family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. FREEHOLD. Epc is band D.



ACCOMMODATION

Entrance Lobby 4' 9" x 5' 10" (1.45m x 1.77m)

The entrance lobby to the front of the property. A composite entrance is fitted to the front aspect. A double glazed window is fitted to the side aspect.

Entrance Lobby 4' 11" x 5' 9" (1.50m x 1.76m)

An entrance lobby to the front of the property.

Lounge 13' 11" x 14' 4" (4.24m x 4.37m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 7' 11" x 8' 1" (2.41m x 2.47m)

An open plan fully fitted kitchen with an integrated induction hob and oven. A double glazed window is fitted to the side aspect.

Dining area 7' 10" x 9' 1" (2.40m x 2.78m)

An open plan dining area adjacent to kitchen to the right. Warmed by a gas central heated radiator.

Conservatory 11' 6" x 9' 10" (3.5m x 3.0m)

A spacious double glazed Conservatory to the rear of the property. Could be used as a second reception room.

Lounge/Bedroom (Converted garage to the rear)

A good sized lounge or bedroom within a converted garage. A double glazed window is fitted to the rear aspect.

En-suite bathroom (Within a converted garage to the rear)

An en-suite bathroom within the converted garage to the rear. Comes with a basin, toilet and a shower cabinet.

Rear Garden

A spacious, low maintenance garden to the rear of the property.

Master bedroom 11' 11" x 9' 2" (3.63m x 2.80m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in cream. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

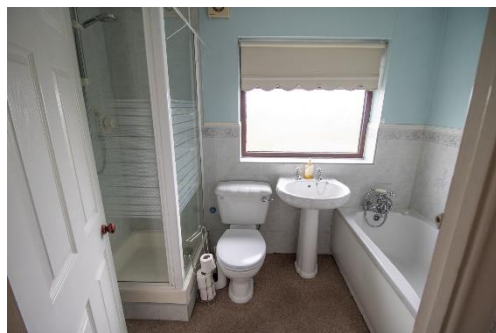
Bedroom 2 9' 6" x 11' 8" (2.90m x 3.56m)

A double sized bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Bedroom 3 9' 2" x 6' 5" (2.80m x 1.95m)

A single sized bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



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		80 C
55-68	D	64 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.

For properties in England and Wales:

