



44 Green Way, Bolton

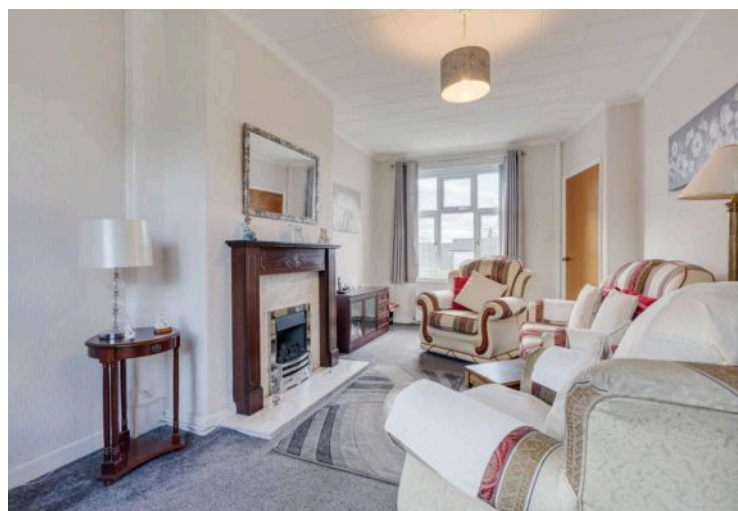
£165,000 Leasehold

Auction guide price of £165,000 plus reservation fee • Three double bedrooms • Modern kitchen • Three piece bathroom • New electric feature fires in each of the reception rooms • Large rear garden • Potential to extend STPP • Walking distance to outstanding schools both primary and secondary • Close to local amenities including Asda and Lidl





Wilcox
Estate Agents Ltd.



Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

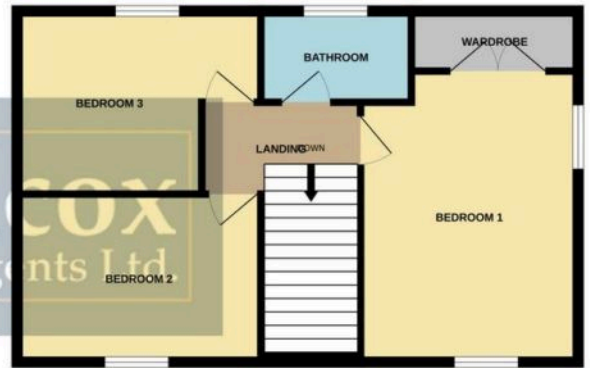
7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £165,000 PLUS RESERVATION FEE

This auction property presents a prime opportunity for those seeking a spacious and well-maintained family home.

Boasting a charming exterior, this 3-bedroom semi-detached house is set to go under the hammer with a guide price of £165,000 plus reservation fee. The interior features three generously sized double bedrooms, two reception rooms perfect for entertaining guests or relaxing with family, a modern kitchen ideal for culinary enthusiasts, and a three-piece bathroom offering both convenience and style. The allure of this property is further enhanced by the addition of new electric feature fires in each of the reception rooms, ensuring a cosy atmosphere during the colder months. With a large rear garden offering ample outdoor space, there is also potential to extend subject to obtaining the necessary planning permissions, making this property adaptable to suit growing families or those looking for additional living space. Situated within walking distance of outstanding primary and secondary schools, as well as close proximity to local amenities including Asda and Lidl, this home is perfectly positioned to offer both convenience and quality living in a sought-after area.

Outside, the property features a wrought iron gate, a fence panel surround, a flagged pathway encompassing the front entrance, and concrete steps leading up to the front door, providing an elegant and secure entry point. A flagged pathway continues down the side of the garden, creating a seamless transition from the front to the rear of the property. The spacious garden at the rear of the property offers a mature landscape with a well-manicured lawned area, surrounded by a fence panel whereby the possibility of privacy and relaxation abounds. Lush trees, bushes, and shrubs create a tranquil setting, offering a touch of nature to complement the urban lifestyle. Additionally, planters provide an opportunity for gardening enthusiasts to showcase their green thumb and add a personal touch to the outdoor space, creating a harmonious environment for outdoor activities and gatherings with family and friends. This property truly encapsulates the essence of comfortable living with its blend of indoor sophistication and outdoor tranquillity, promising a lifestyle of convenience and relaxation for its future owners.