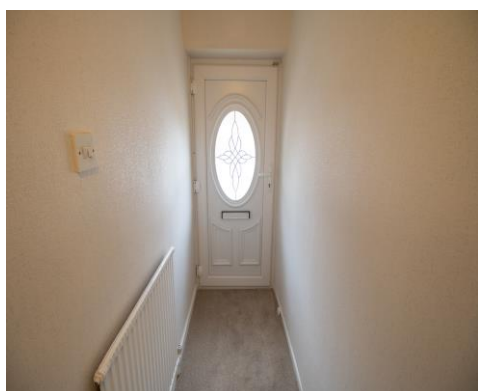




Glenside Drive, Great Lever, Bolton, BL3 2EL

Offers in the Region Of £199,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A spacious 2 bedroom semi detached true bungalow with a long driveway, garage and a very spacious rear garden, located on Glenside Drive in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature electric fire and surround, a fully fitted kitchen (will require an upgrade), 2 double sized bedrooms (fitted wardrobes to the Master bedroom) and a modern Family bathroom including a vanity basin, toilet and a bath tub with a shower over the bath plus a very spacious rear garden with a patio area and a grass lawn. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. The EPC is band D. Leasehold property with 940 years left on the lease. 12 pounds per annum ground rent. Within easy reach of the M60 motorway junction and Bolton Hospital.



ACCOMMODATION

Entrance Hallway 10' 0" x 3' 5" (3.05m x 1.03m)

An L shaped entrance hallway. Fitted with a double glazed entrance door to the side aspect. Warmed by a gas central heated radiator.

Lounge 18' 0" x 11' 3" (5.48m x 3.44m)

A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a beige coloured carpet. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 7" x 8' 7" (3.23m x 2.62m)

A fully fitted kitchen to the rear of the property. (Does require an upgrade). Fitted with 2 double glazed windows, one to the side aspect and one to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 10" x 6' 3" (1.78m x 1.90m)

A modern Family bathroom including a vanity basin, toilet and a bath tub with a shower over the bath. Comes with part tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Master bedroom 13' 7" x 9' 6" (4.14m x 2.90m)

A double sized Master bedroom to the rear of the property. Comes with fitted wardrobes. Decorated in light grey with a dark oak wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 2" x 8' 8" (3.71m x 2.63m)

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

Rear Garden 66' 2" x 36' 3" (20.17m x 11.06m)

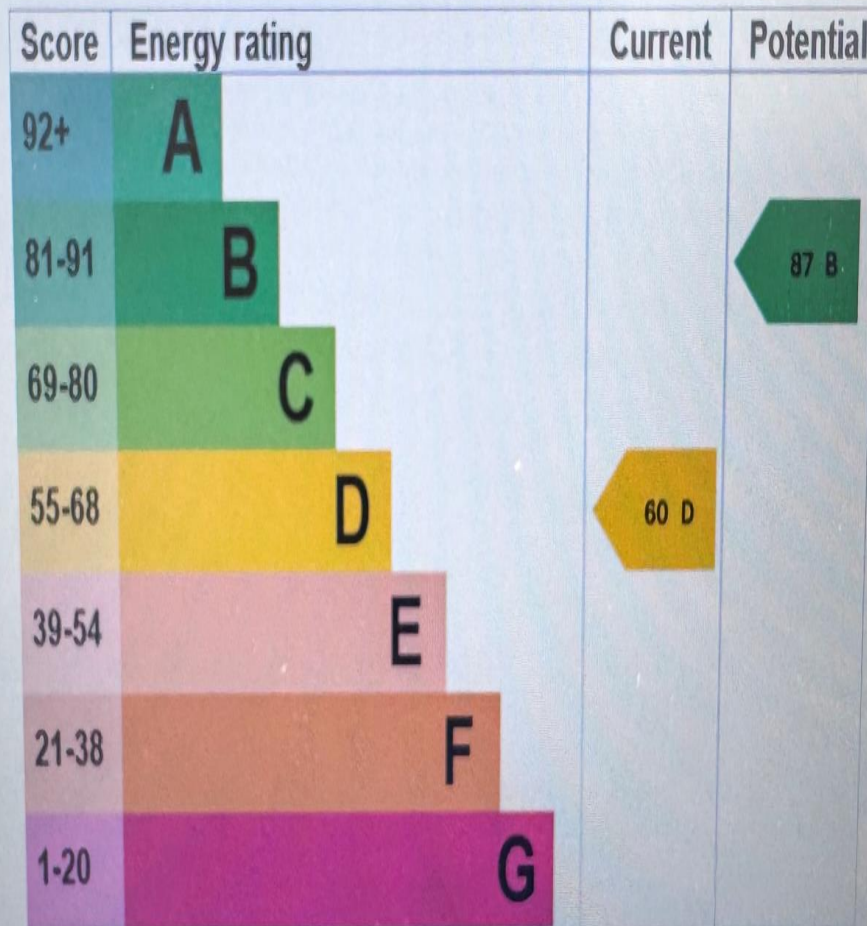
A very spacious garden to the rear. Comes with a patio area and a grass lawn.



Energy rating and score

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

See how to improve this property's energy efficiency.



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:

- the average energy rating is D

