



46 Green Way, Bolton

£195,000 Leasehold

- Three double bedroom semi detached property
- Two reception rooms
- Modern shower room with chrome power shower
- Large rear garden
- Potential to extend massively STPP
- Five minute walk to closest train station
- Excellent investment opportunity
- Perfect first time buyer property
- Walking distance to good schools both primary and secondary
- Close to local amenities

 **Wilcox**
Estate Agents Ltd.



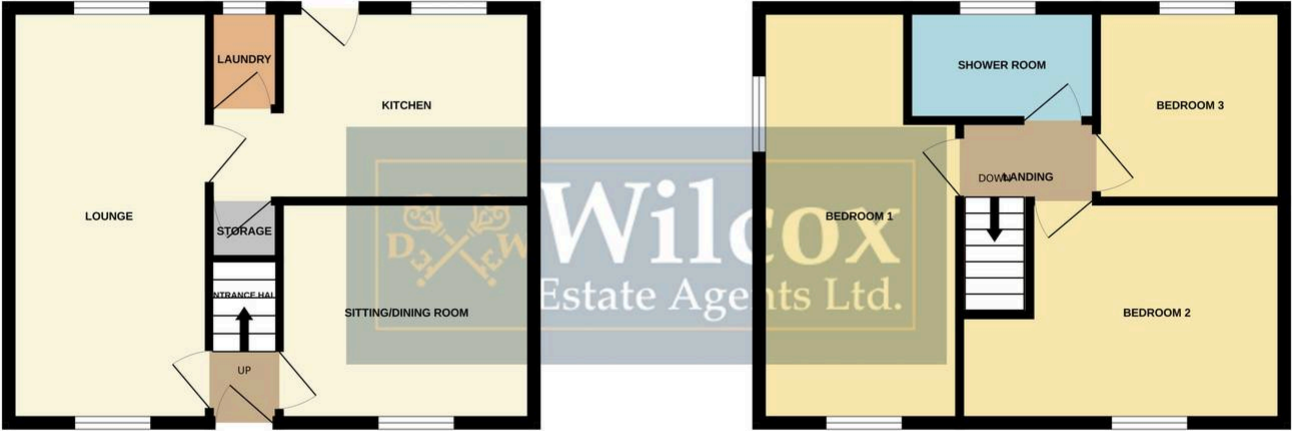


This impressive three bedroom semi detached house offers an excellent opportunity for first time buyers or investors alike. Situated within a five minute walk of the nearest train station and close to local amenities, the property is ideally located for convenient access to shops, transport links and highly regarded primary and secondary schools. The spacious accommodation features two well-proportioned reception rooms, providing versatile living and dining spaces for modern family life.

The kitchen is well presented, and the modern shower room is fitted with a contemporary suite and a chrome power shower for added comfort. All three bedrooms are generous doubles, providing ample space for family or guests. With its substantial interior, this home also offers significant potential to extend (subject to planning permission), making it an ideal choice for those wishing to add further value or space in the future. The property is offered in good decorative order and is ready for immediate occupation.

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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The outside space is equally appealing, with a thoughtfully designed front garden featuring two small lawned areas, a flagged pathway leading to the front door, and a wrought iron gate. There is convenient access down the side of the property, with a secure fence panel surround offering privacy and security. The large rear garden is a true highlight and provides a wonderful environment for relaxation or entertaining. It comprises a generous lawned area, a decked patio for al fresco dining, and a variety of well-established bushes, shrubs, planters and mature trees, creating a pleasant green outlook. At the far end of the garden, there are useful sheds for storage, as well as an outside hosepipe connection for easy garden maintenance. This substantial plot offers endless possibilities for landscaping or further extension (subject to planning permission), making it a rare find in this popular residential area. Whether you are looking for a family home with room to grow or a sound investment opportunity, this property delivers on every level.