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GREENLAND ROAD, BOLTON, BL3 2EP



- Semi detached bungalow
- Large conservatory extension
- Garage & gated driveway parking
- Aspect over school playing fields
- Little passing traffic, cul de sac
- Modern kitchen and bathroom
- Two good bedrooms. Lovely lounge
- Wonderful easy maintenance gardens



£212,500

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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A two bedroom extended bungalow which enjoys a lovely aspect over school playing fields to the front, positioned in a consistently popular location, close to wonderful countryside yet within easy reach of superb amenities including: the Royal Bolton Hospital, Mount St Joseph's High School, shops, Bolton town Centre, Farnworth town Centre, easy access to the M61 and in turn the wider motorway network and easy access to the railway network via both Bolton and Farnworth train stations. The property is very well presented throughout and briefly comprises: entrance vestibule, reception hallway, generous living room, full width uPVC conservatory with glass roof complete with the solid pine 8 seater table and chairs, stylish fitted kitchen, fitted master bedroom, second bedroom and a modern bathroom suite with easy access bath. There is a garage and excellent off road car parking facilities on the gated driveway, pretty garden areas to the front, vegetable and fruit flower beds to the side and a lovely easy maintenance rear garden idea for entertaining. The bungalow benefits from uPVC double glazing, gas central heating (boiler in the loft space), cellar storage/access space (from a trap door in the lounge) and double glazing. All that is on offer and the superb position can only be fully appreciated via a viewing. In the first instance a walk-through viewing video is available to watch, and then a personal viewing appointment could be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: Quality stained glass double glazed entrance door.

Reception hallway: 11' 10" x 4' 5" (3.608m x 1.337m) Measured at maximum pints. With built-in storage space, spot lighting, tall feature radiator, loft access point to the storage space in the loft which also contains the gas combination central heating boiler.

Living room: 12' 4" x 13' 9" (3.752m x 4.200m) uPVC window with fitted blinds to the side, double uPVC patio doors and windows which open into the conservatory. From the lounge floor is the trap door which offer access to the cellar storage space that is very approximately four and a half foot head height providing excellent access for maintenance etc

Conservatory: 21' 10" x 7' 11" (6.652m x 2.424m) A generous uPVC door glazed conservatory providing excellent space for a variety of use uses perhaps including additional seat seating area, arch studio and dining room, the eight seater solid pine dining table and chairs are included within the sale, radiator.

Kitchen: 8' 11" x 6' 7" (2.707m x 1.994m) A quality professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, freestanding fridge freezer, double oven/grill, gas hob with matching extractor over, scratch resistant sink with mixer tap over, uPVC window to the front which enjoys the aspect over the plane fields, ceramic wall tiling.

Bedroom 1: 13' 0" x 12' 0" (3.972m x 3.670m) Professionally fitted bedroom furniture providing excellent wardrobe and storage space with matching bedside drawers, large uPVC window, fitted blind, removable sticker provides frosting for privacy from the conservatory, quality flooring.

Bedroom 2: 11' 10" x 8' 10" (3.618m x 2.689m) uPVC window enjoying the aspect over the playing fields. Fitted blinds, radiator.

Garage: The garage is served by a generous gated driveway providing excellent private off-road car parking facilities.

Gardens: There are garden areas to 3 sides of the property. The garden area to the side has raised flower beds which have been used for growing fruit and vegetables whilst to the garden area to the rear is worthy of particular note. There is a central star mosaic in the patio which offers superb space for entertaining and alfresco dining, there is outdoor lighting, outdoor power, well stocked mature borders and rockeries etc

Plot size: The overall approximate plot size is around 0.10 of an acre.

Chain details: The property will be sold with an upward chain, at the time of writing our clients are interested in a particular property, however the chain details will be confirmed in due course.

Tenure details: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold with a term of around 999 years from 1st May 1936 and we are advised that the annual leasehold ground rent charge is around £6.50 per annum paid to Estate Management Limited.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating is B, with an approximate annual cost of £1,763.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "no" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

