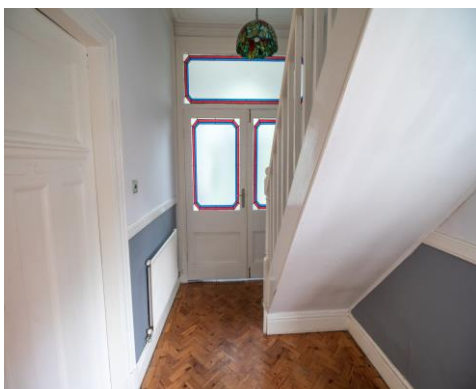




**Greenhorn, Harper Green Road, Bolton, BL4 7HT Offers in the Region Of £275,000**

An extremely spacious, well presented 3 bedroom, mature semi detached home with a garage to the rear, located on Harper Green Rd in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools, Bolton Hospital and only a couple of minutes drive to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway and vestibule, 2 very spacious Reception Rooms, (with a feature wood burner stove to Reception Room 1), a modern kitchen with integrated hob, oven and a chrome extractor hood, an open plan dining area, utility room, a low maintenance rear garden with a large patio area and an artificial grass lawn, plus a garage with electric supply. To the upper floor, you will find 2 double sized bedrooms and 1 single bedroom, a spacious Family bathroom with a 4 piece suite in white, including a vanity basin, toilet, bath tub and a shower cabinet, plus a converted loft room with a fixed stairwell. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 879 years left on the lease, 3.15 pounds per annum ground rent. EPC band E.



## ACCOMMODATION

### **Entrance Vestibule** 5' 9" x 6' 11" (1.76m x 2.11m)

The entrance vestibule to the front of the property.

### **Entrance Hallway** 13' 0" x 9' 7" (3.97m x 2.92m)

The entrance hallway to the front of the property.

### **Lounge** 17' 6" x 13' 6" (5.33m x 4.11m)

A very spacious lounge to the front of the property, with a feature wood burner stove and surround. Plenty of space for modern furniture to fit easily. Decorated in grey with an oak wooden floor. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 18' 1" x 12' 6" (5.50m x 3.81m)

A second reception room to the rear of the property, with a feature electric fire. Plenty of space for modern furniture. Decorated in grey with an oak wooden floor. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 22' 1" x 9' 1" (6.73m x 2.78m)

A modern fully fitted kitchen in grey with contrasting worktops and integrated appliances, including a microwave, oven, hob and a chrome extractor hood. Decorated in light grey with a grey wood laminate floor.

### **Dining area**

An open plan dining area to the rear of the kitchen. Space for a good sized dining table and chairs.

### **Utility room**

A useful utility room to the rear of the property. Plumbed in for a washing machine.

### **Rear Garden**

A low maintenance rear garden with a large patio area and an artificial grass lawn.

### **Garage**

A single story garage to the rear of the garden. Fitted with an electrical supply.

### **Master bedroom** 14' 5" x 12' 10" (4.40m x 3.92m)

A spacious Master bedroom to the front of the property. Decorated in light grey with a grey coloured carpet. Comes with open plan wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 4" x 12' 0" (3.14m x 3.65m)

A second double sized bedroom to the rear of the property. Decorated in light grey with a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 9' 7" x 6' 11" (2.92m x 2.12m)

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

### **Family bathroom** 10' 11" x 9' 1" (3.34m x 2.78m)

A very spacious Family bathroom with a 4 piece suite in white. Comes with a vanity basin, toilet, bath tub and a shower cubicle. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a chrome towel holder.

### **Converted Loft Room** 15' 6" x 15' 9" (4.72m x 4.81m)

A converted loft room with a fixed stairwell. Decorated in dark grey with an



# Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	44 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.

Greenthorn, Harper Green Road, Farnworth, Bolton, Greater Manchester, BL4

Council Tax Band: D  
EPC Rating: E

This stunning Victorian three bedroom family home has been beautifully refurbished to a high standard and also benefits from a fitted staircase to a usable attic room! With plenty of original features such as the Parquet flooring sitting alongside modern fittings, the property must be fully appreciated.

Perfectly positioned for families, tucked away on a quiet round of substantial period properties, with excellent access to local schools, shops and public transport. Royal...

#### Porch

#### Entrance Hall

#### Lounge

17'6" x 14'4" (5.33m x 4.37m)

#### Dining Room

18'1" x 12" (5.5m x 3.66m)

#### Morning Room

10'6" x 9'1" (3.2m x 2.77m)

Opens into the kitchen.

#### Kitchen

10'6" x 8'6" (3.2m x 2.6m)

#### Utility Room

6'3" x 5'8" (1.9m x 1.73m)

#### Landing

Fitted staircase up to the attic room.

#### Bedroom One

14'6" x 14'3" (4.42m x 4.34m)

#### Bedroom Two

12' x 11'5" (3.66m x 3.48m)

#### Bedroom Three

9'2" x 7" (2.8m x 2.13m)

#### Bathroom

10'6" x 9'1" (3.2m x 2.77m)

#### Attic Room

16'1" x 15'6" (4.9m x 4.72m)

#### Garage

#### External

Well maintained gardens to three sides with patio and artificial lawn at the rear. Gated access to secure off road parking and garage.

#### Tenure

Leasehold, 990 Years From 01/11/1905, £3.50PA Ground Rent

#### EPC Rating

E

#### Council Tax Band

D

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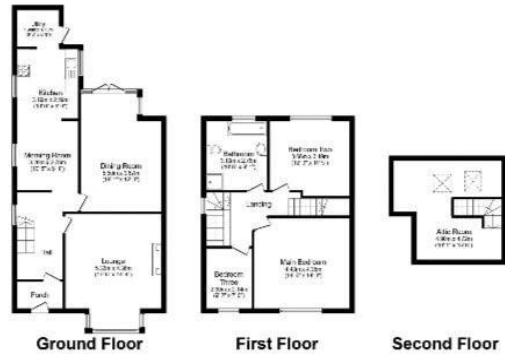
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 153.1 sq.m. (1,648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any non-floor area) and/or dimensions are approximate. No details are guaranteed. They cannot be relied upon by any person and they do not constitute a contract. Accuracy of the area, volume measurement Agency must rely upon its own measurements. Files produced by Your Move. Powered by www.YourMove.co.uk

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