



Greenmount Park, Kearsley, Bolton, BL4 8NS

Offers in Excess of £350,000

FOR SALE WITH NO ONWARD CHAIN! HUGE EXTENSIONS TO THE REAR! STUNNING INTERNAL PRESENTATION, HIGH SPEC THROUGHOUT! An extended 3 bedroom semi detached home with a driveway and an integrated garage, located on Greenmount Park in the Kearsley area of Bolton in Greater Manchester. Offers easy access to Manchester City Centre, the M60 motorway junction is only a minute drive to the property and Kearsley railway station is within walking distance with a direct route into Manchester and the airport. Briefly comprises of the following, an entrance hallway, a spacious lounge to the front of the property, an incredible modern kitchen with a centre island and integrated appliances, a utility room, second reception room, downstairs W.C and a large rear garden with patio area, low maintenance lawns and a multi purpose outhouse (could be used as a home office or gymnasium). To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, with a walk in wardrobe and an en-suite bathroom to the Master bedroom and fitted wardrobes to bedrooms 2 and 3, plus a superb Family bathroom with a 3 piece suite in white, including a vanity basin, toilet



ACCOMMODATION

Entrance Lobby and Hallway

The entrance lobby and hallway to the front of the property. Decorated in white, with a grey tiled floor. Fitted with a composite entrance door and double glazed windows to the front aspect. Warmed by a gas central heated radiator and underfloor heating.

Lounge

A spacious lounge to the front of the property. Decorated in white, with a grey patterned feature wall and a grey deep pile carpet. Plenty of space for modern furniture to fit easily. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen

A stunning kitchen to the rear, with a centre island and integrated 'neff' appliances. Comes with 2 integrated ovens, a microwave, induction hob, fridge freezer and a dishwasher. Decorated in white, with a grey tiled floor. Warmed by underfloor heating. Double glazed windows and doors to the rear aspect. (Out of shot)

Reception Room 2

A second reception room to the rear of the property. Plenty of space for modern furniture to fit easily. Decorated in white, with a grey patterned feature wall and a grey tiled floor. Fitted with a double glazed window to the rear aspect. Warmed by underfloor heating.

Utility room

A useful utility room to the rear of Reception Room 2. Plumbed in for a washing machine.

Downstairs W.C

A downstairs water closet, off from the utility room. Comes with a basin and toilet.

Rear Garden

A very spacious rear garden with a large patio area, artificial grass lawn and a multi purpose out-house that can be used as a home office or a gymnasium for example.

Master bedroom

A very spacious Master bedroom to the rear of the property. Comes with an en-suite bathroom and a walk in wardrobe. Decorated in white and grey with a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Walk in Wardrobe

A useful walk in wardrobe to the Master bedroom. Plenty of space for hanging clothes and shoes. Decorated in white, with a grey coloured carpet.

En-suite to the Master bedroom

A modern en-suite bathroom to the Master bedroom. Comes with a vanity basin, toilet and a jacuzzi style bath with a shower over the bath and a glass shower screen. Fully tiled walls and flooring. Fitted with a double glazed window to the rear aspect. Warmed by underfloor heating.

Bedroom 2

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

Bedroom 3

A single sized bedroom to the rear of the property. Decorated in white with a grey coloured carpet. Comes with fully fitted modern slider wardrobes in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	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.

