



Green Lane, Great Lever, Bolton, BL3 2ER

Offers in the Region Of £299,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 4 DOUBLE BEDROOMS! Requiring some cosmetic improvement, a very spacious 4 bedroom semi detached home, with a driveway and a garage, located on Green Lane in the Great Lever area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch, entrance hallway, 2 spacious reception rooms, a large kitchen, a good sized rear garden with a lawn and a garage. To the upper floor you will find 4 double sized bedrooms (with fully fitted wardrobes to 2 of the bedrooms) and a family bathroom including a vanity basin, toilet and a bath tub with a shower over the bath tub and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 868 years left on the lease, 5.30 per annum ground rent. There is a second leasehold for another patch of land with the property, left on this lease, 943 years with a ground rent of 5.60 per annum.



ACCOMMODATION

Entrance Porch 4' 9" x 8' 0" (1.45m x 2.43m)

The entrance porch to the front of the property.

Entrance Hallway 14' 2" x 8' 3" (4.32m x 2.52m)

The entrance hallway to the front of the property. Decorated in neutral colours with a wine patterned carpet. Warmed by a gas central heated radiator.

Lounge 14' 6" x 15' 7" (4.42m x 4.74m)

A very spacious lounge to the front of the property with a feature living flame gas fire and surround. Decorated in neutral colours with a wine patterned carpet. Fitted with a large double glazed window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 14' 6" x 12' 9" (4.42m x 3.88m)

A very spacious 2nd Reception room to the rear of the property, with a feature gas fire and surround. Decorated in neutral colours with a wine patterned carpet. Fitted with a large double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 15' 7" x 10' 11" (4.75m x 3.33m)

A large kitchen to the rear. Comes with a fitted kitchen in dark oak with a stand alone gas hob, grill and oven plus a chrome extractor hood.

Family Bathroom 6' 0" x 5' 10" (1.83m x 1.79m)

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with tiled walls and flooring. Warmed by a gas central heated chrome towel holder.

Master bedroom 15' 5" x 12' 11" (4.7m x 3.93m)

A double sized Master bedroom to the front of the, with fully fitted wardrobes included. 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.

Bedroom 2 11' 6" x 10' 6" (3.5m x 3.19m)

A second double sized bedroom, with fully fitted wardrobes included. Decorated in light grey with a dark grey carpet. Fitted with a double glazed window. Warmed by a gas central heated radiator.

Bedroom 3 12' 6" x 11' 6" (3.8m x 3.5m)

A third double sized bedroom to the rear of the property. Decorated in neutral colours with a dark grey carpet. Fitted with a large double glazed window. Warmed by a gas central heated radiator.

Bedroom 4 9' 10" x 9' 11" (3.0m x 3.01m)

A fourth double sized bedroom. Decorated in light grey with a light blue carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



