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105 Green Meadows

Bolton, BL5 2BW

Offers in the region of £185,000

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Accommodation comprises
Enter via the uPVC double glazed front door with opaque glass insert and window to side elevation.

Lounge
21'8" x 11'10" (6.60m x 3.61m)
uPVC double glazed window to front elevation overlooking the front garden, laminate flooring, coving, radiator, centre ceiling light, plug sockets, tv aerial point. Adam style wooden fire surround with marble effect back and hearth, cupboard housing utility meters and fuse box, under stairs storage cupboard.

Fitted Kitchen
11'10" x 8'9" (3.61m x 2.67m)
Modern Kitchen fitted with a range of cream wall and base units and complimentary work surfaces over, stainless steel sink with mixer tap and drainer, tiled flooring, partial tiling to walls, plug sockets, centre ceiling light, Baxi combination boiler, space and plumbed for auto washer, space for tumble dryer, space to site tall fridge freezer, stand alone cooker with oven and grill, ceramic hob with extractor canopy over, double radiator, uPVC double glazed window overlooking the private rear garden, uPVC double glazed door with opaque glass insert.

Stairs to Landing
Newly fitted carpet to stairs, white wooden hand rail.

Landing
Newly fitted carpet, loft access, (partially boarded).

Master Bedroom
11'10" x 9'4" (3.61m x 2.84m)
uPVC double glazed window to front elevation, newly fitted carpet, radiator, centre ceiling light, plug sockets, built-in wardrobe.

Bedroom Two
11'10" x 8'1" (3.61m x 2.46m)
uPVC double glazed window to rear elevation, newly fitted carpet, centre ceiling light, radiator, plug sockets, built in storage cupboard with shelving.

Family Bathroom
9'0" x 5'7" (2.74m x 1.70m)
Newly fitted bathroom suite comprising Bath and combi shower over with rainfall water head and separate shower attachment and shower screen, low level w.c. flush, pedestal sink with mixer tap and tiled splash back. Wall mounted cabinet with circular mirror, centre ceiling light, vent, tall chrome radiator/towel rail.

Single Garage
Garage with up and over door.

Gardens
Front: Garden laid mainly to lawn. Footpath leading to front entrance door.

Rear : Laid mainly to flag, fenced panelled boundaries, borders stocked with shrubs and flowers, mature trees. Gated access.

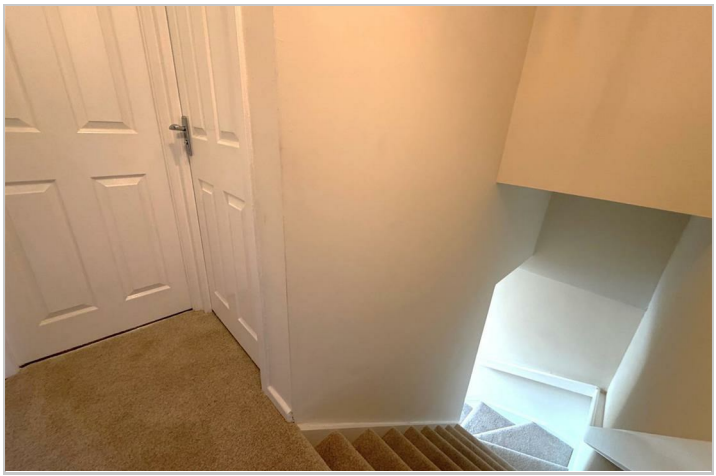
Tenure
We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

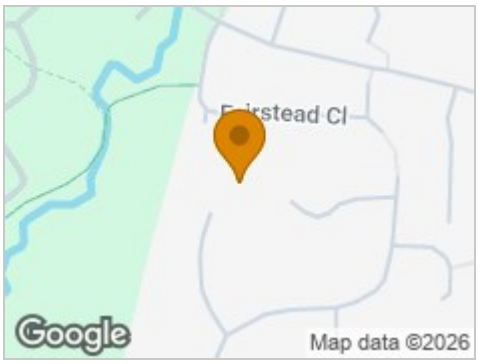
Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only ‘as seen’ and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer’s or renter’s interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map

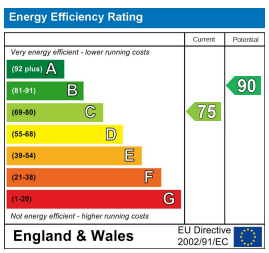
Terrain Map

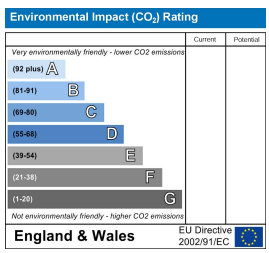
Floor Plan

Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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