



## Greenburn Drive

Bolton, BL2 5DB

Offers over £250,000



Situated at the top of the cul-de-sac and occupying a large corner plot, this deceptively spacious semi-detached property is presented in excellent condition with contemporary interiors throughout. The ground floor accommodation comprises an entrance hall, lounge, dining room, kitchen, downstairs WC, and a bedroom with en-suite making it attractive for those who require single level living. Upstairs are two further bedrooms and a family bathroom. Externally the property is garden fronted with a private drive, detached garage, and large landscaped rear garden with excellent extension potential (subject to regulations).



### Living Space

An entrance hall welcomes you into the home and gives access to a downstairs WC with wash basin, adding practicality to meet the needs of modern family life. The entrance hall also offers itself as a space to keep shoes and coats tidy and out of the way of the rest of the living space.

The lounge is a generous size and spans the full depth of the home with natural light flooding in from both the front and rear. A contemporary stone fireplace with electric fire holds the centre of the room and gives a cosy, traditional feel. To the rear of this room are large glass sliding doors which open onto the garden and enhance that indoor-outdoor lifestyle ability on summer days.

Flowing from the lounge in an open aspect layout is the dining room, which also overlooks the garden and continues the fresh, airy, contemporary style. The dining room is situated adjacent to the kitchen and offers a fantastic opportunity to knock through and create a large open plan kitchen and dining area if desired.

The modern kitchen showcases black quartz worktops that complement the white gloss cabinetry, and together they house a range of integrated appliances, including a Bosch oven, microwave, induction hob with extractor hood, fridge-freezer, dishwasher, and an allocated space with plumbing for a washer-dryer. Adding to the convenience, the kitchen benefits from large cupboard underneath the stairs which is suitable for use as a pantry or for other household items.

### Bedrooms & Bathrooms

Like the living spaces, all the bedrooms and bathrooms are presented in excellent condition to contemporary standards and have clearly been cared for.

One of the three bedrooms is situated on the ground floor, and with its three-piece en-suite it is particularly suitable for someone who requires single level living. The bedroom is presented with neutral décor and ample space for a single bed and a wardrobe with drawers. Alternatively, this ground floor bedroom would be a handy home office or perhaps a hobby room.

Upstairs the master bedroom is fitted with a comprehensive variety of modern furniture, including wardrobes, drawers and substantial dressing table overlooking the garden. The second bedroom on this level is also a good sized double and is well-presented, with ample space for fitted or freestanding furniture.

The main bathroom is modern and immaculate, with fully tiled walls featuring built-in alcoves and inset lighting. The four-piece suite includes a bath, walk-in shower, WC and vanity basin. This room also gives easy access to an eaves/loft storage space.

### Outside Space

In addition to the front garden and drive which contributes to kerb appeal, the property also benefits from the drive extending up the side of the house to a detached garage with power and lighting.

The rear garden features two patio areas immediately outside the home, as well as a spacious garden area which sits on an elevated level, featuring a large lawn with shale paths and borders, and mature trees at the end which give added privacy and seclusion during the warmer months. The garden's size and design cater for both children and family life, offering a substantial and safe space for the kids to play, as well as plenty of room for outdoor dining and summertime socialising.

### Extension Potential

Due to the large size of the rear garden, this property is a suitable choice for buyers who are interested in extending, either now or in the future. The garden offers plenty of space to extend significantly (subject to regulations) while retaining a large size and plenty of outdoor space.

### Location

Situated in a quiet cul-de-sac in the BL2 area of Bolton, this property enjoys a peaceful residential setting while remaining conveniently close to a wide range of local amenities. The area is popular with families and professionals alike, offering a selection of nearby shops, supermarkets, schools and everyday conveniences. Bolton town centre is easily accessible, providing a broader mix of retail, dining and leisure facilities, as well as rail links for commuting further afield.

BL2 is well placed for transport connections, with straightforward access to the A58 and motorway networks including the M61, making it ideal for those travelling towards Manchester and surrounding areas. Residents also benefit from nearby green spaces and countryside walks, offering a pleasant balance between suburban living and outdoor lifestyle. Overall, the location combines privacy and peacefulness with excellent day-to-day practicality.

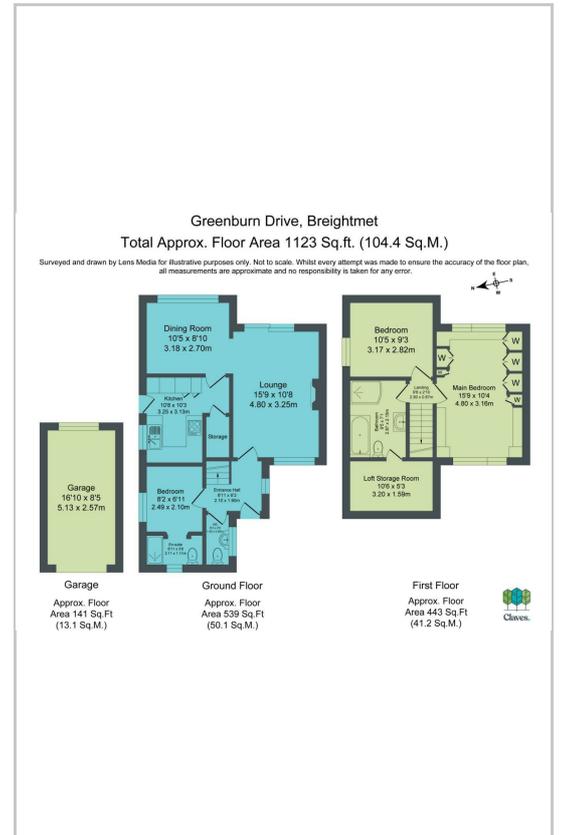
### Key Details

- Tax band: B
- Tenure: Leasehold
- Ground rent: £10 per annum
- Lease term: 999 from 3rd May 1965
- Heating: Gas boiler and radiators
- Boiler: Worcester combi, located in the kitchen
- Water: No meter, on rates
- Security: The house is alarmed and the front door is fitted with an electric code lock as well as a traditional key lock
- Other: Please note that all blinds/window coverings are included in the sale

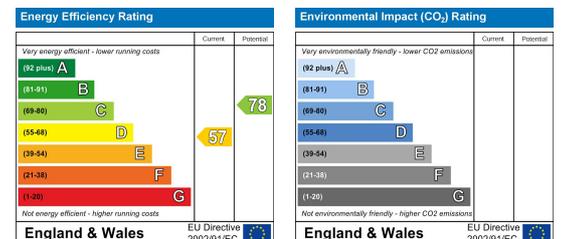
## Area Map



## Floor Plans



## Energy Efficiency Graph



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