



*Greenbarn Way*

Blackrod

**Miller Metcalfe**  
*Every step of the way*



# Greenbarn Way

Blackrod

Detached



4



1

EPC Rating - E

\*\*\* FANTASTIC FAMILY HOME, SAT ON A LARGE PLOT & OFF-ROAD PARKING FOR SEVERAL VEHICLES, MUST BE VIEWED, OFFERED WITH NO ONWARD CHAIN \*\*\*

This beautifully presented four-bedroom detached property is being welcomed to the market on Greenbarn way. This bright and airy detached family home sits on a large plot with well-maintained gardens and would be ideal for a couple or growing family.

Situated in a very popular location close by to popular schools, lovely walks, local amenities, transport links and train stations.

In brief accommodation comprises of an entrance hallway, spacious downstairs cloakroom/wc, open plan lounge dining room with double doors to the rear garden and a fitted kitchen with fitted appliances. To the first floor are four good sized bedrooms and family bathroom.

Well maintained gardens to the front and rear and a good-sized driveway providing off road parking and giving access to the single garage. The perfect home for a growing family.

Virgin

The property further benefits from gas central heating system, the boiler has just been recently replaced.

MOBILE COVERAGE

EE - very low  
Vodafone - medium  
Three - low  
O2 - medium

TENURE

Leasehold  
999 years from 1 January 1976  
Lease Term Remaining: 952 years  
Lease End Date: 01 Jan 2975

AGENT NOTES

This property is subject to grant of probate. The boiler has been recently replaced, with one radiator replaced and one added.

LOCAL AUTHORITY/COUNCIL TAX

Bolton  
Band: D  
Annual Price: £1,960

BROADBAND

Basic: 6 Mbps  
Superfast: 33 Mbps  
Ultrafast: 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

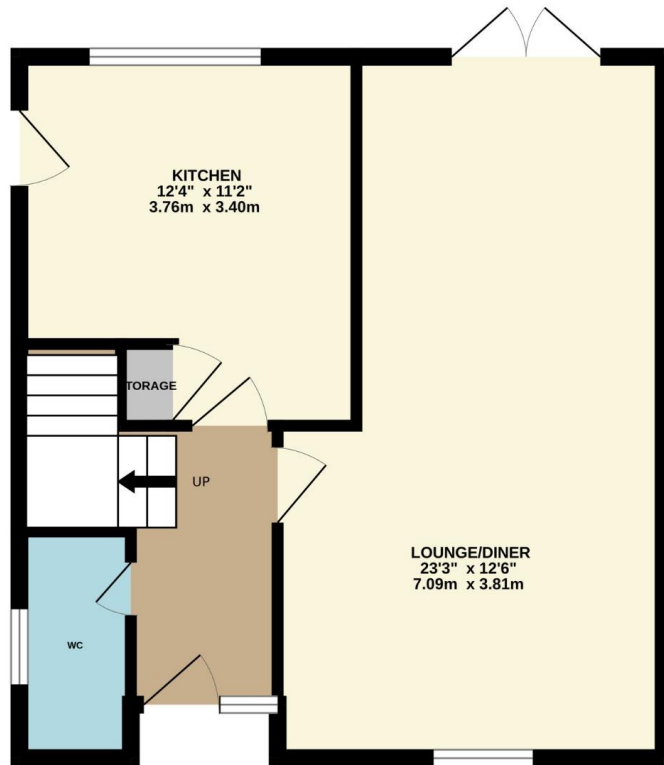
BT  
Sky



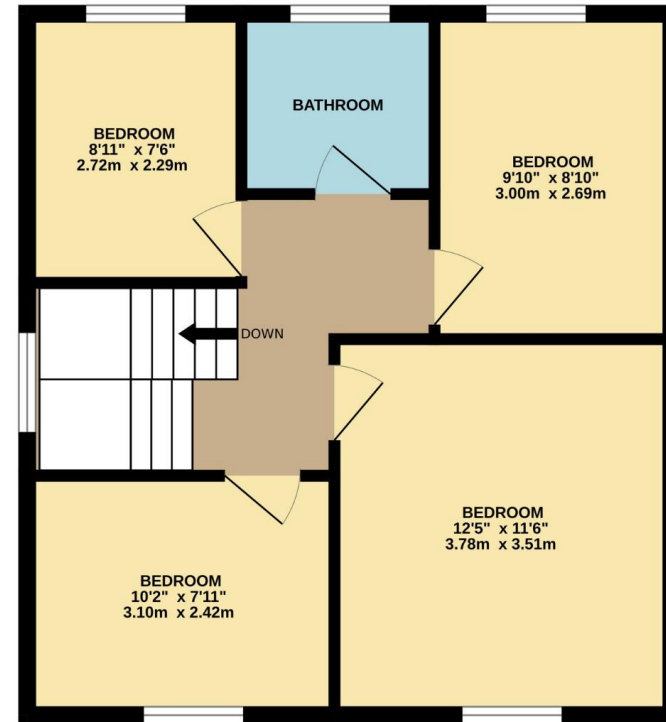




GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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