



*Greenland Road*  
Bolton

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

# Greenland Road

Bolton

Terraced



EPC Rating - C

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION, STARTING BID £180,000 PLUS RESERVATION FEES.

Very rarely to do properties of this size, in this location come to market. Ideal for families and situated in an extremely popular area, this property is over three floors and is bursting with an abundance of space.

In brief the property comprises, entrance hall with stairs to the first floor, access into the lounge and separate dining room with access into the kitchen.

Rising to the first floor there are two double rooms and family bathroom. Take the stairs to the second floor to reveal the third bedroom.

Externally the property is garden fronted with a car port & yard to the rear providing off road parking.

## TENURE

Leasehold

Lease Start Date - 01/08/1928

Lease End Date - 01/11/2902

Lease Term - 998 years from 1 November 1904

Lease Term Remaining - 879 years

## COUNCIL TAX

Band:

A

Annual Price:

£1,432

## MOBILE COVERAGE

EE - Medium

Vodafone - Medium

Three - Medium

O2 - Medium

## BROADBAND

Basic - 4 Mbps

Superfast - 57 Mbps

Ultrafast - 1000 Mbps

## SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Star - Yes

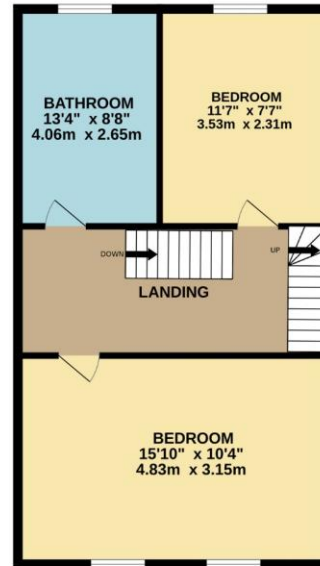




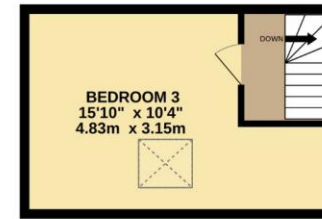
GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



2ND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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