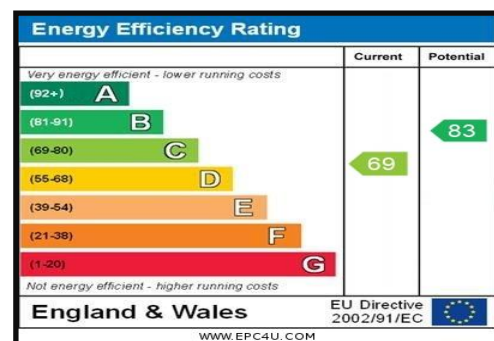
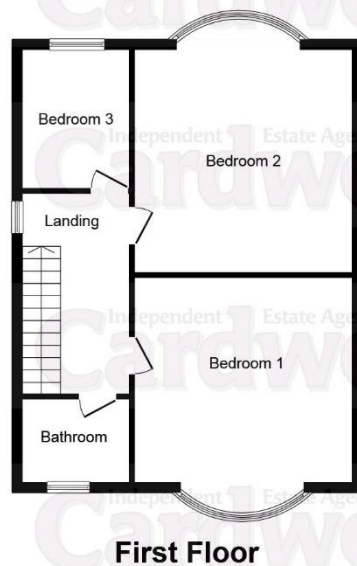
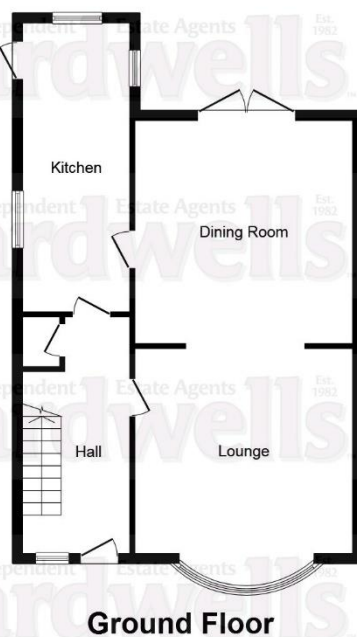




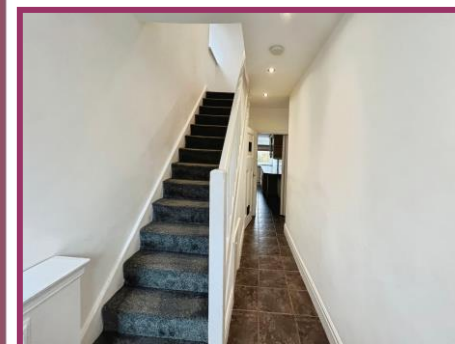
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**SHARPLES AVENUE, BOLTON
BL1 7HF**



- Lovely extended bay fronted three bed semi
- Hall, lounge & dining room
- Extended kitchen
- Family bathroom
- Three fitted bedrooms
- Rear garden with ornamental pond
- Warmed by gas Ch/UPVC double glazed
- Driveway parking



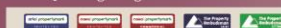
OIRO £260,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A lovely bay fronted extended three bedroom semi detached property available for sale on Sharples Avenue. Situated in the heart of Sharples and close to fantastic amenities, highly regarded local nurseries and schools with excellent rail and transport links all within close proximity. Warmed by gas central heating and UPVC double glazed throughout, briefly comprising: UPVC entrance door, hall with an under stairs storage cupboard housing the gas combination boiler, bay fronted lounge, dining room with double doors leading to the rear garden, extended galley kitchen, landing, three fitted bedrooms and a well appointed family bathroom suite. To the outside is a block paved driveway to the front and a low maintenance, enclosed rear garden with ornamental fish pond and timber storage shed. Viewings are available via calling Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Hall: 16' 8" x 6' 1" (5.08m x 1.85m) wall mounted radiator, frosted uPVC double glazed window, spindled staircase to the landing, under stairs storage cupboard housing the gas combination boiler.

Lounge: 14' 0" x 11' 1" (4.26m x 3.38m) Feature fireplace and surround with ornamental fire, uPVC double glazed bay window, two wall mounted radiators.

Dining room: 15' 3" x 11' 1" (4.64m x 3.38m) Wall mounted radiator, double uPVC doors giving access to the rear garden.

Kitchen: 15' 10" x 6' 1" (4.82m x 1.85m) Professionally fitted kitchen comprising 1 1/2 bowl sink unit with mixer tap over, base and wall units, worktops, space for white goods, oven, four ring gas hob with extractor above, 3 uPVC double glazed windows, uPVC door giving access to the side.

Landing: 8' 7" x 5' 7" (2.61m x 1.70m) Fitted carpets, frosted uPVC double glazed window, loft access point.

Bedroom 1: 14' 0" x 10' 9" (4.26m x 3.27m) Professionally fitted furniture, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 14' 3" x 8' 9" (4.34m x 2.66m) Professionally fitted furniture, uPVC double glazed bay window, wall mounted radiator.

Bedroom 3: 9' 6" x 5' 7" (2.89m x 1.70m) Professionally fitted furniture, uPVC double glazed window, wall mounted radiator.

Family bathroom: 7' 8" x 5' 4" (2.34m x 1.62m) Very well appointed three piece suite comprising WC, wash basin on a vanity unit, P shaped bath with T bar mixer shower, wall and floor tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is driveway parking to the front and an enclosed low maintenance rear garden with an ornamental fish pond and timber shed.

Council tax: Cardwell Estate Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £1812.32 per annum payable to Bolton council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 0.05 of an acre.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk.

Tenure: We are advised by our client the property is Freehold

Conservation area: Cardwell Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we

provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Viewings: Please call Cardwells Estate Agents, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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