



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.



7 Queensbury Close, Sharples, Bolton, BL1 7BD

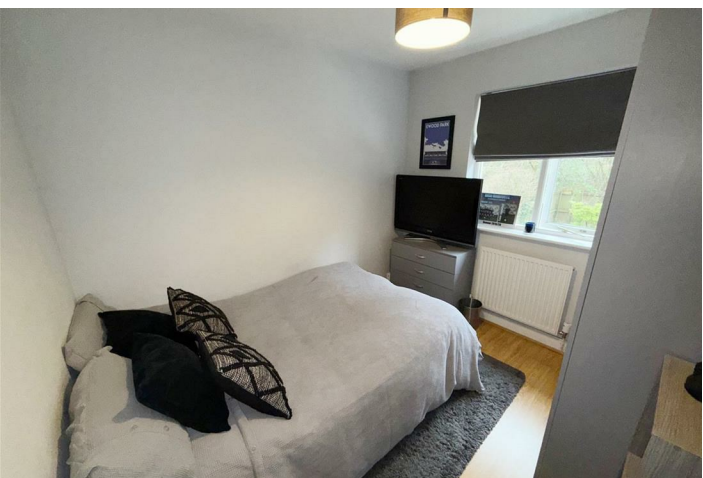
*** Reduced £10,000 *** Superbly presented and converted 4 bedroom detached situated on this highly popular residential estate located just of Belmont road. The property offers flexible accommodation and must be viewed to appreciate the size and condition throughout. With 4 generous bedrooms two spacious receptions plus a garage conversion for added reception or bedroom accommodation, fitted kitchen and utility room make this a property not to be missed. Viewing is essential.

Offers In The Region Of £400,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





*** Reduced £10,000 *** We are delighted to bring to market this beautifully presented, detached property located in the popular Belmont Park Estate in Sharples. Ideally located for access to local amenities such as supermarkets, well-regarded schools such as Ofsted 'Outstanding' The Oaks and commuting links into Manchester and beyond. This immaculately presented family home offers flexible and luxurious living accommodation. The property will appeal to a wide range of buyers, its quiet, but convenient location makes it the perfect choice for a growing family. The property boasts four bedrooms, a converted garage into another reception room or further bedroom, a dining room, large fitted breakfast kitchen, utility room and separate W/C The master bedroom benefits rom a spacious en-suite and fitted robes, there are fitted or built in robes to all other bedrooms, luxury family bathroom and a landscaped rear garden. Off road parking for 2 cars. Viewing is a must.

Entrance Hall
Frosted double glazed window to front, double radiator, laminate flooring, stairs to first floor landing, glazed entrance door, double door to Office, door to:

Lounge
14'4" x 10'10" (4.37m x 3.30m)
Double glazed bay window to front, coal

effect gas fire set in ornate surround, radiator, double radiator, coving to ceiling, double door to:

Dining Room
9'0" x 10'10" (2.74m x 3.30m)
Radiator, uPVC double glazed french double doors to garden, door to:

Kitchen/Breakfast Room
11'7" x 14'4" (3.52m x 4.38m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers and contrasting round edged worktops, matching breakfast bar with drawers under, stainless steel sink with single drainer and mixer tap, integrated dishwasher, space for American style fridge/freezer, built-in electric fan assisted, four ring gas hob with extractor hood over, two double glazed windows to rear, built-in under-stairs storage cupboard, double radiator, ceramic tiled flooring, door to:

Utility
5'3" x 5'2" (1.59m x 1.57m)
Fitted with a matching range of modern cream base and eye level units with contrasting round edged worktops, plumbing for washing machine, space for tumble dryer, frosted double glazed window to side, radiator, ceramic tiled flooring, door to:

WC
Fitted with two piece suite comprising, corner

pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and heated towel rail, extractor fan, ceramic tiled flooring.

Office
15'1" x 8'6" (4.59m x 2.60m)
Double glazed window to front, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, laminate flooring, coving to ceiling with recessed spotlights, door.

Landing
Built-in storage cupboard, coving to textured, door to:

Bedroom 1
13'10" x 11'1" (4.22m x 3.38m)
Double glazed bay window to front, radiator, door to:

En-suite
Fitted with three piece suite comprising inset wash hand basin in vanity unit with cupboard under and mixer tap, tiled shower enclosure and low-level WC, tiling to all walls, heated towel rail, extractor fan, frosted double glazed window to front, tiled flooring.

Bedroom 2
13'10" x 11'0" (4.22m x 3.36m)
Double glazed window to front, fitted bedroom suite with a range of wardrobes



comprising four built-in double wardrobes with hanging rails and shelving, radiator, laminate flooring, access to boarded loft space.

Bedroom 3
9'5" x 8'1" (2.88m x 2.46m)
Double glazed window to rear, built-in triple wardrobe(s), radiator, laminate flooring.

Bedroom 4
9'5" x 7'5" (2.88m x 2.27m)
Double glazed window to rear, built-in double wardrobe(s), radiator, laminate flooring, double door, door to:

Bathroom
Fitted with three piece modern white suite comprising deep p shaped panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed window to rear, ceramic tiled flooring, Pvc panelled ceiling with recessed spotlights.

Outside
Open plan front garden with lawned area, double width tarmac driveway to the front. Rear garden, enclosed by timber fencing to

rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, timber garden shed, side gated access, security lighting.