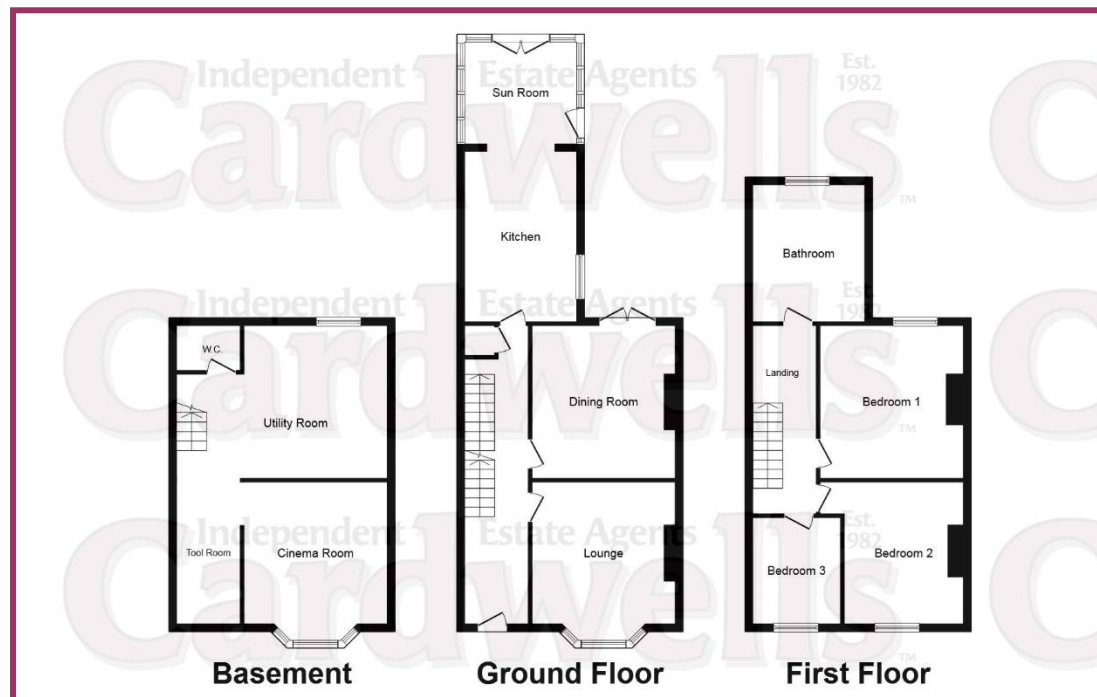




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**SHARPLES PARK – BOLTON – OFFERS IN THE REGION OF £500,000**

A stunning and substantial Victorian semi detached family home extended to the rear, set in generous plot of around 0.22 of an acre with beautiful private gardens. Enjoying the very best of period features and charm which has been blended with modern luxury that extends over three levels, being around 1,593 square feet plus garage and outbuildings. The property has been tastefully improved and is ready to move straight into. Importantly, the family home is sold with no further upward chain delay. Situated on Sharples Park, Sharples this stunning family home is ideally placed for the areas: popular schools (Thornleigh and Holy Infants are a short walk away) shops (Asda supermarket is within walking distance) transport links, sports clubs, local countryside and superb leisure, recreational and dining facilities. There is a rural feel to the property juxtaposed with the fact that superb amenities are close by. The beautiful accommodation briefly comprises: stained glass entrance porch, substantial reception hallway, lounge with multi fuel burning stove, dining room with patio doors off to the wrap around terrace, beautiful modern kitchen with integrated appliances, range style cooker and solid granite type work surfaces, the kitchen opens into the orangery which is complete with a wood burning stove, two roof windows and patio doors. On the lower level there is a fitted utility room, play/store room, storage space and a guest WC room. On the upper floor there is a large landing which could be used as work from home space flooded with natural light from the roof window, three generous bedrooms and a luxury bathroom with Italian tiles, sunken bath, oversize shower area and twin sinks. Externally there is a versatile out house which maybe useful as a gymnasium which is offered complete with shower, basin and WC. There is a circa 22ft garage with electric vehicle door accessed from the cobbled street to the rear and a beautiful fully enclosed rear garden with large lawn and wrap around decked terrace. This is a perfect space for children to play and entertaining. To the front there is a pretty open plan front garden and driveway.

This is a stunning home and benefits include; a high specification of fixtures and fittings, superb attention to detail in presentation, gas central heating, double glazing, an alarm and importantly it is hoped a prompt completion can be arranged as the property is sold with no further upward chain. In our opinion all that is on offer can only be fully appreciated via a personal inspection, though in the first instance there is a walk through viewing video available to watch. A personal viewing appointment can be arranged with Cardwells Estate Agents Bolton on 01204381281, by visiting: www.Cardwells.co.uk or by emailing: bolton@cardwells.co.uk

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**LETTINGS & MANAGEMENT**

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 E: lettings@cardwells.co.uk





## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

### External Entrance Porch 5' 8" x 4' 5" (1.73m x 1.35m)

Beautiful stained glass windows and mirrored wall with tiled floor, a grand entrance door leads into the reception hallway.

### Reception Hallway 29' 11" x 5' 8" (9.11m x 1.73m)

Beautiful reception hallway with exposed floorboards, spindled staircase off to the first floor, contemporary yet traditional style radiator, the door under the stairs leads down to the cellar rooms, the generous head height is around 10 ft.



### Lounge 13' 11" x 16' 8" (4.24m x 5.08m)

Measured at maximum points into the bay window. Sash double glazed window to the head of the bay fitted with blinds, beautiful fireplace with coal and wood burning stove, detailed architraves and ceiling rose, radiator, generous ceiling head height of around 10 ft.



### Dining Room 16' 1" x 13' 11" (4.90m x 4.24m)

UPVC windows and double doors off to the decked terrace which wraps around the side and the rear of the property, beautiful, ornate fitted furniture and display shelving to the alcoves either side of the chimney breast, contemporary, yet traditional style radiator.



## Garage

The garage is to the rear of the property and is accessed via a quiet cobbled lane to the rear. There is an electric roller vehicle access door and a pedestrian door from the garden area. There is additional parking to the front of the property on the driveway. The driveway sweeps round to the right hand side as you drive in which leads to the parking space to the side. The entrance is shared with the adjoining property.



## Chain details

The family home is offered for sale with no further upward chain delay so it is hoped a prompt completion can be arranged.

## Tenure

Cardwells Estate Agents Bolton pre marketing research indicates the property is leasehold. The leasehold title documents indicate a term of 980 years from around 11th November 1871, meaning there are approximately 829 years remaining. Our clients estimate that the leasehold peppercorn rent charge is no more than £10 per annum. We encourage interested parties to confirm the tenure details to your satisfaction with your solicitor.

## Bolton Council Tax Rating

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is E rated at an approximate annular cost of around £2,395 per annum.

## Conservation Area

Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is set not set within a conservation area.

## Flood risk information

Cardwells Estate Agents Bolton pre-marketing research indicates that the bungalow is in a position which is regarded as having a "very low" risk of flooding.

## Viewings

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

## Thinking of selling or letting a property in Bolton?

If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

## Arranging a mortgage?

Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

## Disclaimer

This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



**Kitchen 13' 0" x 11' 1" (3.96m x 3.38m)**

A beautiful modern professionally fitted kitchen with solid granite style, light coloured work surfaces which extend into the breakfast bar, large Range style cooker, with two ovens, grill, seven gas hobs, and matching extractor above, Neff coffee machine which we understand can be operated by mobile phone, integrated fridge/freezer, dishwasher, Belfast style sink and a superb range of matching drawers, base and wall cabinets, display shelving, stylish lighting, modern tall anthracite radiator, UPVC window to the side, the kitchen is flooded with natural light from the Orangery.



**Orangery 10' 6" x 10' 9" (3.20m x 3.27m)**

UPVC windows to the side and the rear, double UPVC doors off to the rear garden, two double glazed roof windows, feature wood burning stove, tall anthracite feature radiator and an insulated plaster finish ceiling.



## Lower Level

### Utility Room 19' 7" x 14' 9" (5.96m x 4.49m)

Measured at maximum points. The utility room is fitted with gloss white base cabinets and complimentary work surfaces, exposed flagged stone flooring, boiler and water tank, double glazed window to the rear, approximate 6'7" head height, stairs to the reception hallway off.



### Hobby/Storage Room

UPVC double glazed window to the front, exposed flagged flooring, plaster finish to the walls, exposed beams, approximately 6'7" head height. This may be ideal as a hobby room.

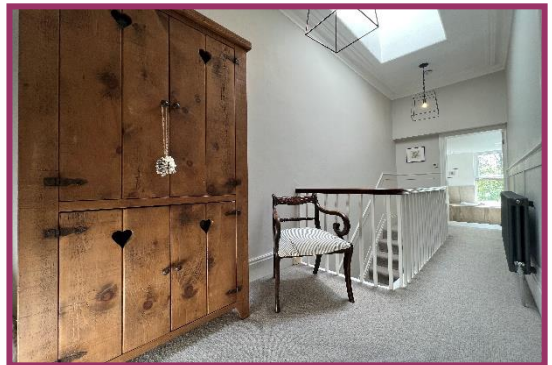


### Guest WC 5' 3" x 3' 11" (1.60m x 1.19m)

Modern white two-piece suite, comprising WC and pedestal wash, handbasin, exposed stone flooring.

### First Floor Landing 18' 7" x 7' 10" (5.66m x 2.39m)

The roof window allows the area to be flooded with natural light, there is ample space to use the landing for study/work from home space, contemporary yet, traditional style radiator, neutral decorations, stylish light fittings.



### Master Bedroom 14' 9" x 13' 11" (4.49m x 4.24m)

UPVC double glazed window to the rear which enjoys the fabulous aspect over the rear garden and towards the cricket club, quality professionally fitted furniture to either side of the feature fireplace, stylish radiator, generous head height.





**Bedroom 2: 14' 7" x 11' 10" (4.44m x 3.60m)**

Large double glazed sash window to the front, neutral decorations, contemporary yet traditional style radiator, display shelving, quality carpeting.



**Bedroom Three 14' 1" x 10' 0" (4.29m x 3.05m)**

Beautiful bedroom with double glazed sash window to the front overlooking the front garden, complete with fitted blinds, stylish radiator, quality carpet, neutral decorations.



**Bathroom 13' 0" x 10' 11" (3.96m x 3.32m)**

A stunning, luxury family bathroom complete with sunken bath, oversize shower area, twin 'his and hers' sinks and dual flush WC. Large Italian porcelain tiles, adorn the walls and the floor, there is inset ceiling and wall spot lighting, heated towel rail, large UPVC double glazed window to the rear and electric underfloor heating



### **Outbuilding/Gym/Garden Room**

The brick outbuilding is a superb and versatile space with 2 UPVC windows, high cistern WC, ornate sink and shower cubicle. This may be an ideal place for a home gym, home office or maybe suitable for a sauna etc.



### **Plot size**

The Approximate plot size extends to around 0.22 of an acre.

### **Rear Garden**

The rear garden is gorgeous and substantial, being approximately 30 meters to the main house and approx 23 meters from the conservatory. The garden is picturesque and fully enclosed being predominantly laid to lawn, ideal for children to play and entertaining alike, bordered by mature shrubs and trees which enhance the privacy, there are well-stocked flower beds, garden shed and notably there is an excellent size wrap around timber terrace which can be accessed from the conservatory and the dining room.

### **Front Garden**

Pretty front garden landscaped finish and set well back from the road, with open plan lawn space and particularly well-stocked flower beds with mature trees and shrubs and rockeries

