



Floor Plan

Independent Estate Agents
Cardwells Est. 1982

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SHARPLES HALL DRIVE, SHARPLES, BL1 7HL



- Very well presented first floor apartment
- Sought after over 55's development
- Hall/lounge/one double bedroom
- Prof ftd kitchen/quality bathroom
- Warmed by electric heating/partial uPVC D.G
- Very well kept communal gardens
- Vacant possession
- Close to excellent amenities/transport links



£85,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market this very well presented secure first floor apartment on the sought after over 55s development of Sharples Hall. In close proximity to Sharples Leisure Centre, fantastic local amenities including Asda and excellent transport links are all within close proximity. Warmed by electric heating and uPVC double glazed to the majority, in brief the property comprises: uPVC entrance door, turning staircase leading to the accommodation, hall, lounge, professionally fitted kitchen, very well appointed bathroom suite and one double bedroom with a large built in storage cupboard. To the outside are very well maintained communal gardens with ample residents parking and additional visitors parking. Viewings are welcomed seven days a week via Cardwells Estate Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please note that probate has been applied for but at the time of writing, has yet to be granted.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into

Hall: 3' 8" x 2' 11" (1.12m x 0.89m) Enclosed turning staircase giving access to.

Hallway: 12' 3" x 3' 0" (3.73m x 0.91m) Fitted carpets, useful built in storage cupboard.

Lounge: 14' 2" x 11' 3" (4.31m x 3.43m) Fitted carpets, 2 uPVC double glazed windows, views over secret walled garden, freestanding heater.

Kitchen: 8' 9" x 8' 9" (2.66m x 2.66m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, quality fitted flooring, oven, four ring electric hob with extractor above, uPVC double glazed window.

Bedroom: 14' 3" x 8' 6" (4.34m x 2.59m) Fitted carpets, large built in storage cupboard, uPVC double glazed window with views over secret walled garden.

Bathroom: 8' 6" x 5' 8" (2.59m x 1.73m) Very well appointed three piece suite comprising comfortable height WC, wash basin on a vanity unit, large walk in shower cubicle, full wall tiling, frosted timber glazed window, built in cupboard housing the heating system.

Outside: To the outside are very well kept communal gardens, ample residents parking and additional visitors parking.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is £1359.24 per annum, payable to Bolton Council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 0.01 of an acre.

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

Tenure: Cardwell Estate Agents Bolton pre market research indicates that the property is of a leasehold tenure of 125 years from 1985. We are advised the service charge is £182.84 per month.

Conservation area: Cardwells Estate Agents Bolton pre market research advises that the property is in the conservation area of Eagley Bank.

Thinking of selling: If you are thinking of selling 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 or visit: 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 or visiting: www.Cardwells.co.uk

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