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Cardwells Est. 1982

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THE BEECHES, SHARPLES, BL1 7BS



- Fantastic detached family home
- Beautifully presented throughout
- Four good sized bedrooms
- Gardens to three sides
- Family bathroom and en-suite
- Driveway and garage parking
- Freehold
- Conservatory with insulated roof



£460,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully maintained detached family home located just off Belmont Road within The Beeches in Sharples. This fantastic property occupies a corner plot and is well presented throughout with oak flooring to the majority of the ground floor, complimented by oak doors and architrave throughout the home. To the ground floor there is a cloakroom/wc, lounge, dining area, conservatory with insulated roof, study/reception room, stunning kitchen with fitted wall and base units and complimentary quartz worktops plus utility area. The first floor has four good sized bedrooms, all with fitted wardrobes, the master bedroom having an en-suite and a three piece family bathroom suite. Externally there is a block paved driveway with space for three or four cars leading to the garage at the front with a lawned garden and rockery. The rear of the property can be accessed by either side of the property where there is a flagged patio area with lawned garden, flower beds and mature borders which extends down to the side of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, oak flooring.

Cloakroom/wc: 4' 9" x 2' 10" (1.46m x 0.86m) Ceiling light point, oak flooring, wc, vanity unit with inset sink, radiator.

Gym/Study: 16' 1" x 7' 5" (4.91m x 2.26m) Ceiling light point, radiator, double glazed window to the front, oak flooring.

Lounge Area: 13' 2" x 11' 5" (4.02m x 3.48m) Ceiling light point, radiator, oak flooring, double glazed window to the front, open to the dining room.

Dining Area: 14' 6" x 9' 0" (4.42m x 2.75m) Ceiling light point, radiator, oak flooring, double glazed French doors leading to the conservatory.

Conservatory: 14' 5" x 13' 9" (4.40m x 4.20m) Insulated roof with downlights, double glazed windows, feature electric fire, double glazed French doors leading to the patio.

Kitchen/Breakfast Room: 19' 1" x 11' 9" (5.81m x 3.59m) Ceiling light point, double glazed windows to the rear and side, radiator, range of fitted wall and base units with complimentary quartz worktops, integrated electric hob, double electric oven, integrated slimline dishwasher, fridge/freezer.

Utility: 7' 5" x 3' 3" (2.25m x 1.00m) Ceiling light point, tiles floor, space for a washing machine and dryer, door to the rear.

Garage: 16' 5" x 7' 11" (5.00m x 2.41m) Single garage with electric roller shutter door.

Landing: Ceiling light point, loft access.

Bedroom 1: 13' 9" x 11' 8" (4.18m x 3.55m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

En-suite: 5' 11" x 6' 5" (1.81m x 1.95m) Ceiling light point, wc, pedestal wash hand basin, walk in shower cubicle, storage cupboard, radiator, double glazed window to the front.

Bedroom 2: 11' 10" x 10' 6" (3.61m x 3.19m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 3: 10' 6" x 7' 6" (3.19m x 2.28m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 4: 8' 7" x 8' 7" (2.61m x 2.61m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bathroom: 8' 11" x 5' 6" (2.72m x 1.68m) Ceiling light point, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower above, tiled splashback to the walls, vertical ladder radiator, double glazed window to the rear.

Externally: Block paved driveway with space for three or four cars leading to the garage at the front with a lawned garden and rockery. The rear of the property can be accessed by either side of the property where there is a flagged patio area with lawned garden, flower beds and mature borders which extends down to the side of the property.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.13 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band E with Bolton Council at an approximate cost of around £2625 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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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