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**WHITEGATE DRIVE, SHARPLES, BL1 8SE**



- Three bed corner plot detached bungalow
- Bay fronted lounge/prof fitted kitchen
- Downstairs master bedroom/shower room
- Two upstairs bedrooms/family bathroom
- Conservatory/double driveway parking
- Well maintained gardens to front and rear
- Worcester Bosch combination boiler
- Single garage/sought after location



**Offers in the Region Of £289,950**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

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 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



A wonderful opportunity to purchase this three bedroom detached dorma bungalow occupying a large corner plot on Whitegate Drive in Sharples. Situated in close proximity to sought after local nurseries, schools, outdoor pursuits including Moss Bank Country Park, popular bars, restaurants and excellent transport links to Bolton, Blackburn and beyond. Warmed by gas central heating via a Worcester Bosch combination boiler and UPVC double glazed throughout. This flexible accommodation briefly comprises: porch, bay fronted lounge, dining room, professionally fitted kitchen, downstairs shower room and fitted master bedroom and a conservatory to the ground floor. A further two upstairs bedrooms and a three piece family bathroom suite with additional eaves storage. To the outside is a block paved driveway giving access to a single garage with an electric up and over door and there are large corner plot gardens and a timber storage shed with power and lighting. A personal inspection comes with a highest recommendations and can easily be arranged by ringing Cardwells Estate Bolton, seven days a week on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** 7' 1" x 6' 5" (2.16m x 1.95m) Wall mounted radiator, cupboard housing the Worcester Bosch gas combination boiler, timber door giving access to:

**Lounge:** 16' 8" x 11' 5" (5.08m x 3.48m) Feature fireplace and surround with inset living flame gas fire on a marble plinth, UPVC double glazed bay window, wall mounted radiator.

**Inner Hallway:** 6' 2" x 3' 0" (1.88m x 0.91m) Timber and glass door giving access to:

**Kitchen:** 9' 5" x 13' 8" (2.87m x 4.16m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, four ring hob with extractor above, space for white goods, UPVC double glazed window, UPVC door giving access to the side.

**Downstairs Shower Room:** 6' 4" x 5' 5" (1.93m x 1.65m) Three piece suite comprising wc, pedestal wash hand basin, walk in corner shower cubicle, full wall tiling, frosted UPVC double glazed window, wall mounted radiator.

**Dining Room:** 12' 10" x 17' 5" (3.91m x 5.30m) Wall mounted radiator, UPVC doors giving access to the conservatory, spindled staircase to the first floor landing.

**Bedroom One:** 10' 1" x 12' 0" (3.07m x 3.65m) Fitted wardrobes and bedside tables, wall mounted radiator, UPVC double glazed window.

**Conservatory:** 7' 3" x 16' 10" (2.21m x 5.13m) UPVC and brick built, quality floor tiling, inset ceiling spotlights, wall mounted radiator

**Landing:** 4' 1" x 15' 1" (1.24m x 4.59m) Large eaves storage space.

**Bedroom Two:** 11' 8" x 12' 1" (3.55m x 3.68m) Fitted wardrobes, 2 x UPVC double glazed windows, wall mounted radiator.

**Bedroom Three:** 8' 8" x 8' 4" (2.64m x 2.54m) Fitted wardrobes, shelving and a vanity unit, wall mounted radiator, UPVC double glazed window.

**Bathroom** 8' 6" x 5' 8" (2.59m x 1.73m) Three piece suite comprising wc, pedestal wash hand basin, bath with overhead electric shower and fitted glass screen, full wall tiling, frosted UPVC double glazed window, wall mounted radiator.

**Outside:** There is a block paved driveway giving access to a single garage with an electric up and over doo. There are large corner plot gardens to both front and rear with a timber storage shed, power and lighting.

**Plot Size:** Cardwells Estate Agents Bolton pre market research shows the plot size is approximately 0.12 of an acre.

**Tenure:** Cardwells Estate Agents Bolton pre market research shows the property is of a Freehold.

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band D with Bolton Council at an approximate cost of around £2,500 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](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:** 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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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