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Cardwells Est. 1982

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FARNBOROUGH ROAD, SHARPLES, BOLTON, BL1 7HJ



- Superb extended family home
- Sought after location
- Contemporary interior
- Impressive kitchen family room
- 4 bedrooms, office/study
- Modern family bathroom
- Close to excellent amenities
- Viewing highly recommend



£390,000

BOLTON

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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.



An absolutely lovely four bedroom family home, situated in a sought after and convenient location, close to excellent amenities. The property has been much improved and extended, providing contemporary spacious accommodation and quality interior. Locally there are excellent amenities including, schools, shops and transport links. Viewing is highly recommended to fully appreciate this superb home, bolton@cardwells.co.uk, (01204) 381281 The spacious accommodation briefly comprises, Reception hall, lounge, office/study, contemporary open plan kitchen family room, guest WC and a utility room. Upstairs there are four bedrooms and a family bathroom with a modern suite. Outside there are delightful gardens to the front and rear along with a driveway which provides ample off-street parking. The property also benefits from uPVC double glazing and gas central heating.

uPVC double glazed entrance porch, tiled floor, front door leading to

Reception hall: Radiator, two built in under stairs storage cupboards, coving to the ceiling, staircase to the landing.

Lounge: 12' 9" x 13' 2" (3.88m x 4.01m) uPVC double glazed bay window front aspect, feature fireplace incorporating an electric fire, tiled hearth and a wooden mantle, radiator, coving to the ceiling.

Open plan kitchen family room: 23' 2" x 20' 8" (7.06m x 6.29m) Double glazed bi folding doors rear garden aspect, uPVC double glazed window, 3 Velux skylight windows, contemporary fitted wall and base units with complimentary work top surfaces, central island breakfast bar, space for a range cooker, extractor hood above, integrated dishwasher, sink unit with mixer tap, two radiators, inset spotlights to the ceiling.

Utility room: 9' 1" x 8' 7" (2.77m x 2.61m) Composite door, uPVC double glazed window rear aspect, modern fitted wall and base units, complementary worktop surface, stainless steel sink unit with mixer tap, tiled splashback, space for a washing machine, space for a tumble dryer, radiator.

WC room: Close coupled WC, half tiling to the walls, wash basin with mixer tap, radiator.

Office: 7' 9" x 9' 3" (2.36m x 2.82m) uPVC double glazed window front aspect, radiator

Landing: Access to the loft, coving to the ceiling.

Bedroom 1: 11' 7" x 13' 5" (3.53m x 4.09m) uPVC double glazed bay window front aspect, radiator below.

Bedroom 2: 13' 1" x 11' 3" (3.98m x 3.43m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 12' 2" x 9' 0" (3.71m x 2.74m) 2 uPVC double glazed windows front and rear aspect, radiator.

Bedroom 4: 7' 9" x 7' 6" (2.36m x 2.28m) uPVC double glazed window front aspect, radiator below.

Bathroom: 9' 0" x 7' 8" (2.74m x 2.34m) uPVC frosted double glazed window rear aspect, modern white suite comprising, freestanding bath with mixer tap, shower cubicle, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, heated towel rail, part tiling to the walls, inset spotlights the ceiling.

Outside: There is a mature garden which is mainly laid lawn with plants and tree beds aside. There is a generous sized driveway providing and off-street parking. To the rear there is a delightful enclosed garden with an Indian stone patio and a pergola. The remaining part of the garden has an 'Astro turf' style surface with raised plant sleeper beds.

Parking: There is a generous sized driveway providing and off-street parking.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charges of approximately £2147

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 895 years from 1 June 1934

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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