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ASHWORTH LANE, SHARPLES, BL1 8RD



- Substantial bay fronted 3 bed semi
- Hall/lounge/dining room/prof fitted kitchen
- Landing/family bathroom
- Scope to extend upwards/shared driveway
- Detached garage with power and lighting
- Close to excellent amenities /schools
- Very well presented throughout
- Low maintenance patio style rear garden



Offers Over £240,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A wonderful opportunity to purchase this substantial three bedroom bay fronted semi detached property on the ever popular Ashworth Lane in Sharples. In close proximity to excellent amenities, highly regarded local schools, nurseries with outdoor pursuits including Moss Bank park all within a short commute. Warmed by gas central heating and UPVC double glazed throughout, we feel that the property will be a particular interest to a growing family as there is lots of scope to extend especially upwards into the loft, subject to the relevant planning permission. Briefly comprising: Upvc entrance door, reception hallway, bay fronted lounge, dining room with double doors giving access to the rear garden, landing, 3 good bedrooms and a very well appointed family bathroom suite. To the outside is a shared driveway giving access to a purpose built detached garage with electric fob access. To the rear there is a low maintenance patio style garden with an outhouse toilet, power and lighting. Viewings can easily be ringing Cardwells Estate Bolton, seven days a week on 01204 381281 or by email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment .

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC entrance door into:

Reception Hallway: 17' 10" x 6' 11" (5.43m x 2.11m) Solid oak flooring, enclosed staircase to the first floor landing, useful under stairs storage cupboard.

Lounge: 14' 7" x 13' 4" (4.44m x 4.06m) Solid oak flooring, feature fireplace and surround with inset living flame gas fire, upvc double glazed bay window, wall mounted radiator.

Dining Room: 15' 3" x 12' 8" (4.64m x 3.86m) Bamboo flooring, double UPVC doors giving access to the rear garden, wall mounted radiator.

Kitchen: 11' 0" x 7' 8" (3.35m x 2.34m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, integrated fridge freezer, dishwasher and washing machine, worktops, tiled flooring, UPVC double glazed window, wall mounted radiator.

Landing: 9' 5" x 8' 9" (2.87m x 2.66m) fitted carpets, upvc double glazed window.

Bedroom One: 13' 7" x 10' 8" (4.14m x 3.25m) Professionally fitted furniture, quality fitted laminate flooring, UPVC double glazed window, wall mounted radiator.

Bedroom Two: 15' 3" x 13' 7" (4.64m x 4.14m) Quality fitted laminate flooring, UPVC double glazed window, wall mounted radiator.

Bedroom Three: 9' 5" x 8' 5" (2.87m x 2.56m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bathroom: 9' 3" x 6' 9" (2.82m x 2.06m) Very well appointed three piece suite comprising WC, wash hand basin on a vanity unit, walk in shower cubicle, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: Shared driveway to the front giving access to a very well maintained low maintenance garden, with the added advantage of a detached garage with power and lighting and electric fob access. There is a brick built outhouse toilet with power and lighting

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

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 12 May 1912

Council tax: Cardwells estate agents Bolton research shows the property is band C £1909 per annum approx

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

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

Thinking of selling or letting 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 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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