



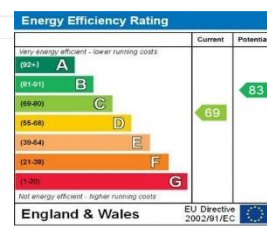
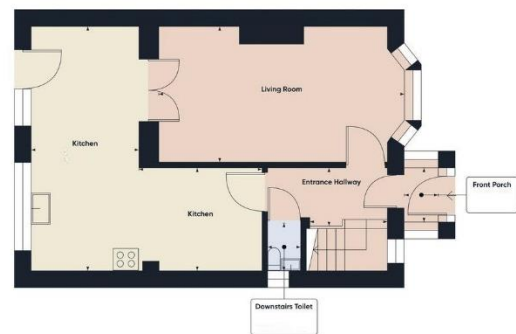
Independent Estate Agents
Cardwells Est. 1982

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FLORENCE AVENUE, SHARPLES, BL1 8RG



- Extended 3 bedroom semi detached
- Garage, electric gated off driveway
- Full width rear grnd floor extension
- Open plan kitchen / diner / family
- Guest WC, 4pc family bathroom
- 3 bedrooms (2 fitted). Combi Gas CH
- Allotments beyond the rear boundary
- Sold with no upward chain delay



Offers Over £250,000

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

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An extended three bedroom semi detached family home offered for sale with no further upward chain delay and enjoying garage and electric gated driveway private parking. There is no other residential property behind this one as there are allotments to the rear. Locally there is some beautiful countryside ready to be explored on foot or bicycle. The Oaks, Sharples, Holy Infants, Thornleigh and Walmsley schools are all within easy reach as are fantastic shops, restaurants and sporting facilities. The property has been extended to the rear and enjoys accommodation which extends to around 861 ft.² over two levels, briefly comprising: entrance porch, reception hallway, ground floor guest WC, generous living room with wood burning fire, large L shaped open plan kitchen/diner/family room complete with three sky windows, allowing the space to be flooded with the natural light. To the first floor, there is a landing, three bedrooms all of which we are advised can accommodate double beds and a white four piece family bathroom suite. Externally there is a single garage served by a driveway providing additional off-road secure car parking, set behind the sliding electric vehicle access gates. There is a long garden area perhaps ideal for children to play, patio space to the rear of the property and a thoughtfully designed covered, entertaining/alfresco dining space to the side of the garage. We understand that the kitchen was installed in around 2020 and the gas combination boiler was fitted in approximately 2022 providing the heating and hot water for the property. Importantly, the family home is sold with no further upward chain delay and it is hoped that a prompt completion can be arranged once the sale is agreed. The property is fabulous and a viewing is essential to appreciate everything on offer, in the first instance there is a walk through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton, emailing bolton@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area The overall approximate floor area extends to around 861 ft.²/80 m².

Entrance Porch: 5' 7" x 3' 3" (1.708m x 0.985m) UPVC windows to the front and the side, UPVC entrance door, quarry tiled floor, stylish UPVC door which opens into the reception hallway.

Hallway: 10' 1" x 8' 5" (3.081m x 2.556m) Quality flooring, turning spindle staircase off to the first floor, UPVC window to the front with fitted blinds, radiator.

Guest WC: Modern white suite comprising dual flush WC and wash hand basin with built under storage space, UPVC window to the side, radiator and ceramic wall tiling.

Living Room: 18' 6" x 10' 10" (5.631m x 3.312m) Measured at maximum points into the UPVC bay window to the front which is finished with fitted blinds, inset wood burning stove, double doors open up into the 'L' shaped open plan kitchen/diner/family room.

Kitchen/Diner/Family Room: 19' 0" x 17' 7" (5.794m x 5.366m) Quality professionally fitted kitchen that we understand to have been installed around 2020. The open plan kitchen/diner/family room is in an 'L' shape with three double glazed sky windows, additional windows overlooking the rear garden and a UPVC door which opens out onto the rear garden, meaning that the whole space is flooded with natural light. There is an excellent range of matching, anthracite gloss drawers, base and wall cabinets with space for a dishwasher, washing machine and range style cooker. There is additionally space for a tall American fridge freezer, there are fitted blinds to the rear windows, ceramic wall tiling, spotlighting.

First Floor Landing: 5' 7" x 2' 5" (1.709m x 0.746m) Drop down ladder access to the loft storage space.

Bedroom One: 11' 4" x 9' 7" (3.455m x 2.915m) Measured to the front of the fitted wardrobes. The bedroom is at the front of the property with the UPVC bay window complete with fitted blinds, radiator fitted wardrobes/storage space.

Bedroom Two: 8' 6" x 11' 0" (2.600m x 3.346m) UPVC window to the rear which enjoys the aspect over the rear garden and beyond, fitted blinds, radiator, quality flooring, fitted wardrobes and storage space.

Bedroom Three: 8' 4" x 7' 11" (2.546m x 2.414m) UPVC window to the rear which enjoys the aspect of the rear garden and beyond, fitted blinds, radiator, quality flooring. We are advised that this room has previously accommodated a double bed and if looking at the photos/video this is the room with the bunk bed in.

Bathroom: 8' 5" x 6' 3" (2.554m x 1.896m) Four piece family bathroom suite comprising: shower cubicle, bath, wash hand basin with storage space below and dual flush WC, heated towel rail, UPVC windows to both the front and the side, fitted blinds, ceramic wall tiling.

Plot Size: Overall plot size extends to around 0.07 of an acre

Garage: There is a single garage, driveway parking which is accessed via an electric vehicle access gate to the side of the plot meaning the private off-road driveway parking space is set behind secure vehicle access gates.

Outside: The rear garden is of a general size with superb lawn area perhaps ideal for children to play with feature Apple/fruit trees and Hydro to both the side and the rear. To the side of the garage is a covered entertaining/alfresco dining space with tiled floor, perhaps perfect For barbeque. We are advised that the fencing to the side boundary will be continued to meet the rear boundary prior to the sale of the property completing and a new garage door will be installed within a similar timescale.

Chain Details: We are advised that our clients will move out of the property, perhaps into rented accommodation to accommodate a sale, that means that property is sold with no further upward chain delay.

Tenure: The property is Leasehold enjoying a term of approximately 990 years from the 12th of November 1933. We are advised that the ground rent is £3.50 and this is paid annually.

Council Tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,670 per annum.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area. Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

EPC: Energy performance certificate (epc). The energy performance certificate rating is C and the EPC is valid until July 2031.

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 at your convenience.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

