



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Independent Estate Agents  
**Cardwells** Est. 1982

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**SHARPLES HALL MEWS, SHARPLES, BL1 7HL**



- Very presented first floor apartment
- Two good sized bedrooms
- Modern fitted kitchen and bathroom
- Warmed by electric heating
- Vacant possession/awaiting probate
- Sought after over 55s development
- Close to local amenities/transport links
- Communal gardens and parking



**Offers in the Region Of £115,000**

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

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this very well presented first floor apartment, located on the sought after over 55's development of Sharples Hall. The property is located close to many local amenities including Asda and excellent transport links are all in close proximity. Please note that this property is currently being processed for probate which we understand may take approximately 16 weeks until grant of probate is issued. The apartment is warmed by electric heating with uPVC double glazing and the accommodation comprises a hallway, two bedrooms, lounge, modern fitted kitchen and bathroom. Externally there are very well maintained communal gardens to the front and the rear with ample residents and visitors parking. For further information and to arrange a viewings contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance Hallway:** Loft access with light and part boarded, electric storage heater.

**Lounge:** 14' 3" x 11' 9" (4.35m x 3.58m) Double glazed window to the rear, electric storage heater, electric fire with marble effect surround.

**Kitchen:** 8' 9" x 8' 6" (2.67m x 2.59m) Downlights, double glazed window to the front, range of fitted wall and base units with extractor fan, integrated electric hob, electric oven, fridge, freezer, one and half stainless steel sink with mixer tap and drainer, space for a washing machine, tiled floor with splashback to the walls.

**Bedroom 1:** 14' 3" x 8' 2" (4.35m x 2.50m) Downlights, fitted wardrobes, double glazed windows to the rear, electric storage heater.

**Bedroom 2:** 14' 3" x 5' 11" (4.35m x 1.81m) Double glazed window to the rear, built in wardrobe, electric storage heater.

**Bathroom:** 7' 1" x 5' 7" (2.17m x 1.69m) Downlights, double glazed window to the front, three piece suite incorporating a panelled bath with mixer tap and shower, wash hand basin in a vanity unit, wc, wall mounted vertical ladder radiator, tiled floor and walls.

**Externally:** There are very well maintained communal gardens to the front and the rear with ample residents and visitors parking.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 October 1985

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1670

**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 Eagley Bank is 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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