

SWEETSTONE GARDENS, SHARPLES, BL1 7GE



- Well presented 2 bed ground floor apartment
- Hall/lounge diner/professionally fitted kitchen
- 2 bedrooms/en suite to the master
- Modern fitted family bathroom
- Immaculate communal areas/private parking
- Close to excellent amenities/local schools
- Private gated development/upvc dg
- Warmed by gas central heating/no chain!



£165,000

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

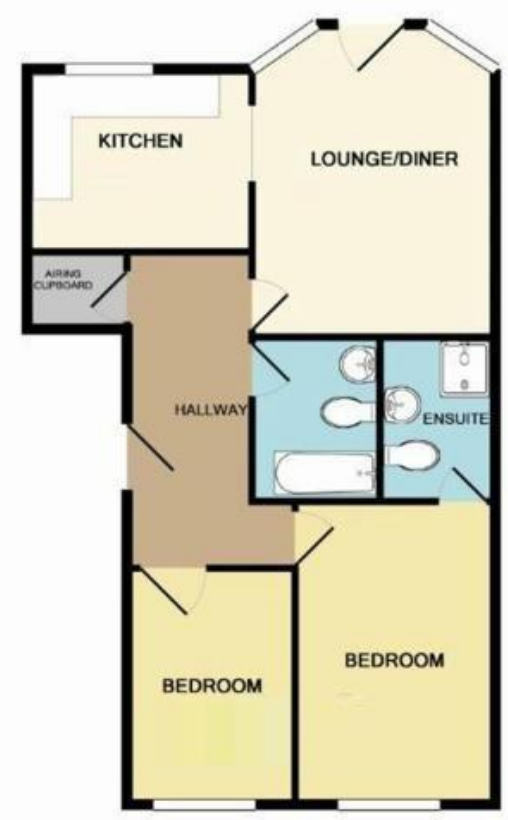
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Incorporating: Wright Dickson & Catlow, WDC Estates

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TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A very well presented two bed ground floor apartment offered to the market by Cardwells Estate Agents Bolton with the added advantage of vacant possession and no onward chain. Tucked away on a private gated development overlooking Blackburn Road and as such in close proximity to highly rated local nurseries, schools, popular bars and restaurants and amenities with Moss Bank Park all within a short commute. Briefly comprising: very well maintained communal reception area, timber door giving access to the accommodation, hallway, lounge diner, professionally fitted kitchen, two bedrooms with an en-suite to the master and a well appointed family bathroom. Warmed by gas central heating and upvc double glazed throughout, a personal inspection comes with our highest recommendations. To the outside is allocated residents and visitors parking and there are very well maintained communal gardens. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into:

Hallway: 15' 1" x 7' 0" (4.59m x 2.13m) Wall mounted video intercom system, radiator.

Lounge Diner: 16' 10" x 12' 0" (5.13m x 3.65m) Feature fireplace and surround with inset electric fire, 2 wall mounted radiators, UPVC door giving access to the rear.

Kitchen: 10' 0" x 8' 6" (3.05m x 2.59m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, fan assisted oven, four gas hob with extractor above, freestanding fridge freezer, integrated washing machine, cupboard housing the gas combination boiler, quality fitting flooring, complementary tiled splash backs, UPVC double glazed window, inset ceiling spotlights.

Bedroom One: 15' 4" x 8' 11" (4.67m x 2.72m) Free standing furniture, UPVC double glazed window, wall mounted radiator.

En-suite: 7' 1" x 4' 11" (2.16m x 1.50m) Three piece suite comprising WC, wash hand basin, walk in shower cubicle with T bar mixer shower, inset ceiling spotlights, wall mounted radiator.

Bedroom Two: 11' 8" x 6' 10" (3.55m x 2.08m) Freestanding furniture, UPVC double glazed window, wall mounted radiator.

Bathroom: 7' 2" x 6' 7" (2.18m x 2.01m) Three piece suite comprising WC, pedestal wash hand basin, bath with T bar mixer shower and fitted glass screen, inset ceilings spotlights, wall mounted radiator.

Outside: To the outside there is allocated parking and very well maintained communal gardens.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2007

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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 or visiting: 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 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

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

