



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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18 NORBURY GROVE, BOLTON, LANCASHIRE BL1 8SH



- Wonderful location with woodland to rear
- Cul de sac, stunning rear garden, garage & drive
- Versatile accom. with up to 3 sleeping areas
- Open plan lounge diner, sitting room / bedroom 2
- Beautiful ground floor shower room, Vaillant gas ch boiler
- Integrated appliances in kitchen, utility room
- Versatile first floor space currently used as guest area
- Master bedroom with beautiful en suite/ UPVCDG



£275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A beautiful semi detached Dorma Bungalow set within a generous plot beyond which is woodland within a quiet cul-de-sac location in the heart of Sharples, Bolton. Set a wonderful position, the woodland and countryside is ready to explore just beyond the rear garden gate. Locally there are much admired primary and secondary schools, shops, transport, links, restaurants and excellent sporting and leisure facilities. This wonderful and versatile home offers space that could be used for up to, perhaps, three bedrooms/sleeping areas. The accommodation briefly comprises; professionally fitted kitchen with integrated appliances, beautiful open plan lounge/diner with patio doors off to the rear garden, ground floor bedroom (currently used as a second sitting), ground floor shower room. To the first floor there is a superb space that is currently used as occasional guest bedroom space but would be equally suitable as a sitting area/nursery etc. The master bedroom enjoys the view over the rear garden and boasts a beautiful three piece shower room. Externally the rear gardens are stunning with lawn, patio spaces, greenhouse, mature trees to the borders enhance the privacy. Through the trees the gardens open into a woodland oasis with seating space and currently decorated with fairy lights. There is a garage served by a driveway offering additional off road car parking. There is a utility room accessed externally which currently houses the washing machine and dryer. This is a wonderful home with versatile living space and in a wonderful location with a gorgeous private garden to the rear. There is so much to admire, that a viewing is essential to appreciate all that is on offer. In the first instance a walk through viewing video is available to watch, then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Kitchen 10' 2" x 8' 6" (3.1m x 2.6m) A beautiful professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, double oven/grill, induction hob with extractor over, integrated dishwasher, integrated fridge, integrated microwave oven, stainless steel, single bowl sink and drainer with mixer tap over, thick timber work surfaces, UPVC window to the front, quality entrance door to the side, inset ceiling spotlighting.

Open plan lounge/diner 20' 0" x 12' 2" (6.1m x 3.7m) (Max) A fabulous room which is flooded with natural light from both the tall and wide UPVC windows and the sliding UPVC patio door which opens out onto the rear garden. Quality timber flooring, two radiators, wall mounted electric fire, inset ceiling spotlighting. Fantastic, open Plan living and dining space.

Bedroom 2/Sitting Room 18' 4" x 11' 2" (5.6m x 3.4m) The ground floor room has a UPVC bay style window to the front, fitted blinds, radiator, quality timber flooring, built-in storage space/wardrobes, feature fireplace, with remote control operated electric fire, inset ceiling, spotlighting.

Ground Floor Shower Room 9' 6" x 5' 3" (2.9m x 1.6m) A beautiful modern white three-piece shower room suite comprising over sized shower area with controls as you enter so that the shower can be running before you step in, wash hand basin with vanity storage space, WC, heated towel rail, stylish, contrasting wall and floor tiling, UPVC window, fitted speaker to the ceiling, spotlighting.

Sitting Room sitting room /occasional guest space. The first floor space has been exploited to create a wonderful area which currently houses a single bed and bedroom furniture with inset ceiling spot lighting, radiator, and a Velux window, there are even fitted blinds which can be lowered to create privacy if so required. This versatile space may well suit a variety of uses, perhaps, including an additional sitting room or nursery.

First Floor Sitting room/occasional guest space. 11' 6" x 5' 7" (3.5m x 1.7m) The first floor space has been exploited to create a wonderful area which currently houses a single bed and bedroom furniture with inset ceiling spot lighting, radiator, and a Velux window. There are even fitted blinds which can be lowered to create privacy if so required. This versatile space may well suit a variety of uses, perhaps, including an additional sitting room or nursery.

Master Bedroom 18' 1" x 7' 10" (5.5m x 2.4m) A beautifully presented bedroom with large UPVC window to the rear overlooking the gorgeous garden, fitted blinds, quality carpeting, inset ceiling, spotlighting, en-suite shower room off.

En-suite Shower Room A stylish white three-piece shower room comprising: corner, shower enclosure with electric shower, shaped wash hand basin with built under storage space, dual flush WC, heated towel rail, ceramic wall and floor, tiling, concealed Valliant gas combination central heating boiler, inset ceiling spot lighting, Velux double glazed window, extractor.

Rear Garden The rear garden is fabulous, having been professionally landscaped to create a circular patio area, additional sunbathing, patio space, a sizable lawn and even an woodland garden area which must be a haven for enjoying a morning coffee. The garden is enclosed by mature trees Which really enhances the privacy, they will be on the rear boundary of course is the woodland. The borders and flower beds are particularly well stocked with trees and colourful shrubs and plants. This is a wonderful space perhaps for children to play or entertaining in the privacy of your own home. Accessed externally is the utility room, this is primarily of timber construction and houses the washing machine and the dryer at present.

Front Garden The front garden is particularly well maintained with an Open Plan lawn area and well stocked and colourful flowers and small shrubs to the border, there is an external plug socket.

Garage Single garage served by a driveway providing additional off-road parking space.

Tenure: We are advised by our client the property is freehold

Plot Size: The overall approximate plot size is 0.13 of an acre.

Approximate Floor Area: The overall approximate floor area is around 904 square foot / 84 square meters.

Bolton Council Tax Rating: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1,742 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

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

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