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FEWSTON CLOSE, SHARPLES, BL1 7BJ



- Superb detached family home
- Four bedrooms
- Luxury shower room and en suite
- Cloakroom w.c
- Two reception rooms
- Stunning kitchen and utility
- Garage plus ample driveway parking
- Cul de sac position



£425,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Superb family home set within a quiet cul-de-sac in Sharples. This beautiful family home is ideally situated for many local amenities, whether it's commuting via motorway, the rail networks or for the local primary and secondary schools. Within a mile there are many local shops and also an Asda supermarket for the weekly food shop. Internally the property comprises an entrance hallway, cloakroom/wc, lounge, dining room and stunning kitchen to the ground floor with four bedrooms, the master having an en-suite and wonderful shower room to the first floor. Externally there is plenty of driveway parking for multiple vehicles with an EV Charger, outside water tap and electric roller shutter door leading to the garage at the front. To the rear of the property there is a spacious garden which isn't overlooked with a large patio area, perfect for entertaining, leading to the summer house. The lawn is well manicured with borders to the rear and side with a flagged path leading to the gate at side which takes us to the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light points, laminate flooring, radiator, stairs leading to the first floor.

Cloakroom w.c: 6' 5" x 2' 8" (1.95m x 0.81m) Ceiling light point, double glazed window to the front, radiator, vanity unit with inset sink, wc, laminate flooring, tiled splashback to the walls.

Lounge: 18' 2" x 11' 1" (5.54m x 3.39m) Ceiling light point, double glazed bay window to the front, radiator, living flame gas fire and surround, archway leading to the dining room.

Dining room: 11' 10" x 9' 3" (3.60m x 2.83m) Ceiling light point, radiator, double glazed French doors leading to the patio.

Kitchen: 16' 5" x 12' 11" (5.01m x 3.94m) Downlights, double glazed window overlooking the garden, double glazed French doors leading to the patio, range of fitted wall and base units with composite work surfaces incorporating an extractor fan, five ring gas hob, double electric oven, integrated fridge, dishwasher, wine fridge, one and a half stainless steel sink with mixer tap and integrated drainer, tiled splashback to the walls, laminate effect flooring with under floor heating, wall mounted vertical radiator.

Utility room: 7' 5" x 5' 1" (2.27m x 1.54m) Downlights, door to the side, fitted base units with stainless steel sink with mixer tap and drainer, space for a washing machine, dryer, fridge/freezer, laminate effect flooring, extractor fan, loft access.

Garage: 17' 11" x 8' 3" (5.46m x 2.51m) Ceiling light point, loft access, wall mounted boiler, electric roller shutter door.

Landing: Ceiling light point, loft access with pull down and boarded, airing cupboard.

Bedroom 1: 12' 1" x 10' 10" (3.69m x 3.30m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

En suite: 6' 9" x 5' 7" (2.05m x 1.69m) Ceiling light points, double glazed window to the side, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower above, tiled splashback to the walls, radiator, extractor fan.

Bedroom 2: 10' 10" x 9' 5" (3.30m x 2.88m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator, fitted wardrobes.

Bedroom 3: 8' 0" x 7' 4" (2.43m x 2.24m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator, fitted wardrobes.

Bedroom 4: 8' 8" x 6' 7" (2.65m x 2.00m) Ceiling light point, double glazed window to the front, radiator.

Family bathroom: 6' 9" x 5' 6" (2.06m x 1.68m) Downlights, extractor fan, three piece suite incorporating a vanity unit with inset sink, wc, walk in shower cubicle, tiled floor with splashback to the walls, underfloor heating, wall mounted vertical ladder radiator.

Outside: To the front of the property there is plenty of driveway parking for multiple vehicles with an EV Charger, outside water tap and electric roller shutter door leading to the garage. To the rear of the property there is a spacious garden which isn't overlooked with a large patio area, perfect for entertaining, leading to the summer house. The lawn is well manicured with borders to the rear and side with a flagged path leading to the gate at side which takes us to the front.

Parking: Driveway and garage

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2625

Flood risk information: 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.

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