



**SPRINGFIELD ROAD, SHARPLES, BL1 7LQ**



- Detached family home
- Driveway for multiple vehicles
- Detached double garage
- Front and rear gardens
- Four bedrooms
- Family bathroom and en suite
- Some modernisation required
- Close to local amenities



**£415,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated on Springfield Road, in a quiet and secluded spot, is this good sized four bedroom detached family home. Springfield Road is situated just off Blackburn Road with many local amenities within easy reach. Locally there are many good schools including High Lawn , The Oaks and good transport links for the commuter. Internally the accommodation comprises an entrance hallway with cloakroom/wc, a lounge, dining room, breakfast room, kitchen and utility to the ground floor with four bedrooms, the master having a modern en-suite and family bathroom to the first floor. Externally there is a lawned garden with a large block paved driveway which leads to a detached double garage and provides off road parking for several vehicles to the front. To the rear of the property there is a fully enclosed private garden with a flagged patio area and space for a shed. There are gates to either side of the property which lead to the front. From the patio there are steps leading upto an elevated lawned garden with borders surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 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 hall:** Ceiling light point, radiator, tiled floor.

**Cloakroom wc:** 4' 11" x 2' 3" (1.50m x 0.69m) Ceiling light point, wc, pedestal sink, radiator, double glazed window to the side, radiator, tiled floor.

**Lounge:** 15' 8" x 17' 11" (4.77m x 5.45m) Ceiling light point, dual aspect double glazed windows to the front and the side, laminate effect flooring, wood burning stove, radiator.

**Dining room:** 17' 0" x 8' 8" (5.19m x 2.63m) Ceiling light point, laminate effect flooring, radiator, dual aspect double glazed windows to the front and the side, radiator.

**Breakfast room:** 8' 9" x 6' 7" (2.67m x 2.01m) Ceiling light point, double glazed French doors leading to the garden.

**Kitchen:** 11' 2" x 10' 2" (3.41m x 3.09m) Ceiling light point, double glazed window overlooking the garden, under stairs storage, range of fitted wall and base units with integrated extractor fan, electric hob, electric oven, one and a quarter sink with mixer tap and drainer, space for a fridge/freezer, dishwasher, tiled splashback to the walls.

**Utility room:** 11' 2" x 5' 0" (3.41m x 1.52m) Ceiling light point, radiator, double glazed window to the rear, door to the side, fitted wall and base units with space for a washing machine.

**Landing:** Ceiling light point, radiator, loft access which is part boarded.

**Bedroom 1:** 13' 1" x 9' 6" (3.99m x 2.89m) Ceiling light point, fitted wardrobes, dual aspect double glazed windows to the front and the side, radiator.

**En suite:** 7' 10" x 5' 8" (2.39m x 1.73m) Downlights, double glazed window to the front, wall mounted vertical ladder radiator, tiled floor and walls, three piece suite incorporating a vanity unit with inset sink, wc, walk in shower cubicle.

**Bedroom 2:** 15' 1" x 8' 9" (4.59m x 2.66m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 3:** 11' 2" x 8' 7" (3.41m x 2.62m) Ceiling light point, dual aspect double glazed windows to the rear and the side, fitted wardrobes, radiator.

**Bedroom 4:** 11' 2" x 8' 4" (3.41m x 2.54m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator.

**Family bathroom:** 7' 2" x 6' 10" (2.18m x 2.09m) Downlights, double glazed window to the rear, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, tiled splashback to the walls.

**Garage:** 19' 2" x 16' 4" (5.83m x 4.97m) Double garage with an up and over double remote doors, lights, electrical points, wooden stable door leading to the garden.

**Externally:** To the front of the property there is a lawned garden with a large block paved driveway which leads to a detached double garage and provides off road parking for several vehicles. To the rear of the property there is a fully enclosed private garden with a flagged patio area and space for a shed. There are gates to either side of the property which lead to the front. From the patio there are steps leading upto an elevated lawned garden with borders surrounding.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://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.

**Thinking of selling or letting in Bolton:** 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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