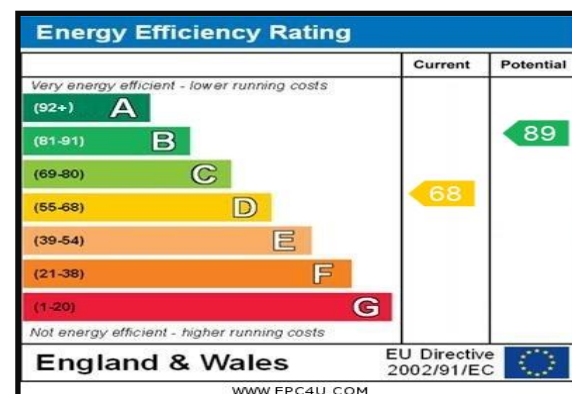


Floor Plan



**21 SHARPLES HALL MEWS, BOLTON, LANCASHIRE
BL1 7HL**



- Semi detached bungalow
- No onward chain
- Over 55's development
- Two bedrooms
- Well presented kitchen and wet room
- Allocated parking
- Fantastic garden to the rear
- Close to amenities and transport routes



OIRO £175,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this beautifully presented semi detached bungalow which is situated within an OVER 55'S development in Sharples, Bolton. The property is nestled within a tucked away position on this development and is close to many local amenities, road networks and bus routes. Internally the property comprises an entrance hallway, lounge, kitchen, two bedrooms and a bathroom. Externally the property sits within a quiet cut-de-sac with allocated parking to the front of the property. To the rear of the property there is a beautifully presented lawned garden, which isn't over looked to the rear with well kept borders surrounding. 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 point, radiator, storage cupboard, loft access.

Lounge 14' 5" x 11' 9" (4.39m x 3.57m) Ceiling light point, radiator, living flame gas fire and surround, double glazed door leading to the rear garden

Kitchen 8' 8" x 8' 5" (2.64m x 2.57m) Ceiling light point, wall mounted boiler, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, space for a washing machine and fridge freezer, stainless steel sink with mixer tap and drainer, radiator, tiled floor with splashback to the walls.

Bedroom One 14' 4" x 8' 2" (4.37m x 2.48m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bedroom Two 14' 4" x 5' 10" (4.37m x 1.77m) Ceiling light point, fitted wardrobes, radiator, storage cupboard, double glazed window overlooking the rear garden.

Wet Room 9' 10" x 5' 3" (3.00m x 1.60m) Ceiling light point, double glazed window to the front, extractor fan, three-piece suite incorporating a WC, sink, shower, tiled splashback to the walls, wall mounted vertical ladder radiator, storage cupboard.

Externally Located within a quiet cut-de-sac with allocated parking to the front of the property. To the rear of the property there is a beautifully presented lawned garden, which isn't over looked to the rear with well kept borders surrounding.

Tenure Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold. We have been advised that the monthly service charges will be £208.63 from April 2025.

Council Tax Cardwells Estate Agents Bolton pre marketing research shows that the Council tax band C and £2,008.42 is payable to Bolton Council per annum.

Conservation Area Cardwells Estate Agents Bolton pre marketing research shows that the property is located in the conservation area Eagley Bank.

Flood Risk Information Cardwells Estate Agent Bolton pre marketing research shows that the property is in a low risk flood area.

Plot Size Cardwells Estate Agent Bolton pre marketing research shows the plot size is 00.5 acres

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 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

