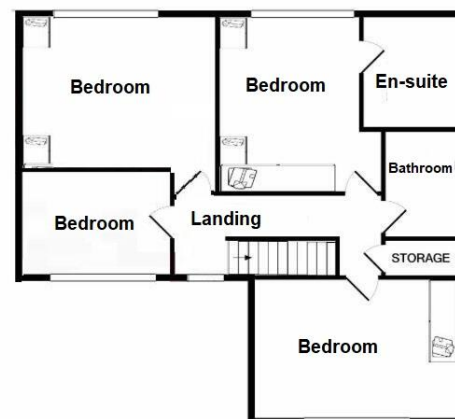
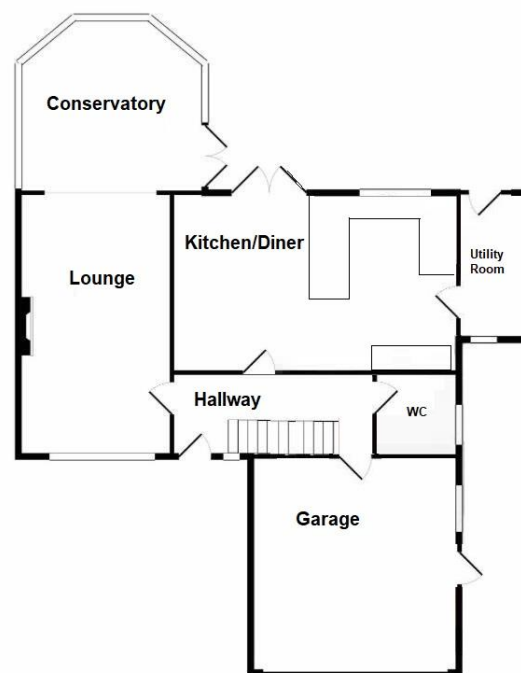


Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

THE BEECHES, SHARPLES, BL1 7BS



- Spacious detached family home
- No upward chain involved
- 4 bedrooms, double glazed conservatory
- cul-de-sac position
- Sought after development
- Open plan kitchen dining room
- Master bed with en-suite
- Mature gardens, double garage



Offers Over £400,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

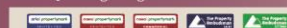
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



This spacious property, has the advantage of 'no upward chain involved' and is situated in a cul de sac location. Step inside and you will find good sized rooms, making this an ideal family home. Sharples is within easy reach of good schools, shops and amenities. Presented to the highest of specifications this spacious accommodation briefly comprises reception hall, guest WC, lounge, double glazed conservatory with French doors, open plan kitchen dining room and a utility room. Upstairs there are four good sized bedrooms, a shower room and the master bedroom has an en-suite. Outside, there are mature gardens to the front and rear along with a driveway providing ample off road parking and leads to a double garage. The property also benefits from double glazing and gas central heating. Viewing is recommended, to appreciate this lovely property, through Cardwells estate agents Bolton, 01204 381281 bolton@cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall: UPVC double glazed front door to the hallway with a radiator, staircase to the landing, coving to the ceiling, integral door to the garage.

Guest wc: UPVC frosted double glazed window to the side aspect, close coupled WC, wash hand basin with mixer tap, radiator, tiling to the walls.

Open Plan Kitchen Dining Room: UPVC double glazed French doors and window to the garden aspect, fitted units with complementary worktop surfaces and breakfast bar, range cooker, ceramic sink, integral dishwasher, two radiators, part tiling to the walls, coving to the ceiling.

Utility Room: UPVC double glazed 'stable style' door to the rear aspect and UPVC frosted double glazed window to the front aspect, fitted wall and base units, space for and plumbing for a washing machine, space for an American fridge freezer, radiator, access to loft storage space.

Lounge: UPVC double glazed window to the front aspect, 2 radiators, coving to the ceiling, open to:

Conservatory: Brick construction with UPVC double glazed windows and double glazed French doors leading onto the garden.

Landing: UPVC double glazed window to the front aspect, fitted airing cupboard, doors lead to:

Master Bedroom: UPVC double glazed window to the front aspect, fitted, wardrobes with overhead storage cupboards, radiator.

En-suite: UPVC frosted double glazed window to the side aspect, bath with mixer tap/shower attachment, close coupled WC, wash basin with mixer tap inset to a vanity unit, radiator.

Bedroom Two: UPVC double glazed window to the front aspect, radiator below, coving to the ceiling.

Bedroom Three: UPVC double glazed window to the rear aspect, radiator below, coving to the ceiling, access to the loft.

Bedroom Four: UPVC double glazed window to the front aspect, radiator below, coving to the ceiling.

Shower Room: UPVC frosted double glazed window to the side aspect, shower cubicle, close coupled WC, wash basin with mixer tap, inset to a vanity unit, tiled floor, tiled splashbacks, radiator.

Outside: There is a laid to lawn front garden, with mature tree and rockery displays. A substantial driveway provides ample off road parking and leading to a double garage, with an up and over door. A pathway leads to an open storm porch. Two gates give access along both side elevations to the rear. To the side elevation there is a paved pathway, patio area and a gravelled area. Mature rear garden which is mostly laid to lawn, with trees, plants and floral displays. There is a raised paved patio with 'alfresco' dining area and a further gravelled patio area.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.12 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band F annual charges of £3102.

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

