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**Cardwells**  
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**THE BEECHES, SHARPLES, BL1 7BS**



- No onward chain
- Extended detached family home
- Landscaped gardens
- Driveway and detached garage
- Four superb bedrooms
- Two large reception rooms
- Family bathroom, en-suite, cloakroom/wc



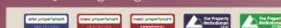
**Offers Over £450,000**

**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  
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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.



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**Cardwells**  
Est. 1982



The Beeches is situated just off Belmont Road, on the fringes of the West Pennine Moors in Sharples and is offered for sale with NO ONWARD CHAIN. This particular property sits within a cul-de-sac location. A wonderful size property having been extended to the rear with a double storey extension which adds additional space to the ground and first floor accommodation with the potential for further extensions, subject to the necessary planning consent. The front and rear gardens have been well thought out and landscaped with a driveway for multiple vehicles which leads to a detached double garage. This superb 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, downstairs the property comprises an entrance hallway, cloakroom/wc, a lounge which is over 9 meters in length, a dining room which is over 7 meters in length, a kitchen with a range of fitted wall and base units with centre island unit and a separate utility. Upstairs are four bedrooms and the family bathroom, bedroom one and two are both over 6 meters in length, bedroom three is en-suite and bedroom four is currently used as an office. The front of the property has a sweeping driveway which leads to a good sized detached double garage, providing plenty of parking for multiple vehicles. The gardens have been landscaped with Indian stone path leading to the front door. The rear garden has two Indian stone flagged patio areas with a patch of artificial grass and a lawn with mature flower beds and a wood chipped path which meanders from the top to the bottom of the garden, leading to a decked area to capture the last of the evening sun. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Double glazed window to the front, radiator, laminate effect flooring.

**Cloakroom/wc:** Double glazed window to the front, wc, table top ceramic bowl wash hand basin with mixer tap, vertical ladder radiator, tiled floor and walls.

**Lounge:** 30' 3" x 11' 10" (9.22m x 3.61m) Double glazed window to the front, coving to the ceiling, radiators, laminate effect flooring, double glazed patio doors leading onto the patio.

**Dining Room:** 23' 5" x 10' 2" (7.15m x 3.10m) Season light points, radiators, coving to the ceiling, double glazed window to the side, double glazed patio doors leading to the patio at the rear, laminate effect flooring.

**Kitchen:** 12' 3" x 9' 10" (3.74m x 3.00m) Radiator, double glazed window to the rear, laminate effect flooring, fitted wall and base units with centre island unit, integrated extractor fan, space for a multi fuel range, dishwasher, integrated fridge/freezer, tiled splashback to the walls.

**Utility Room:** 6' 5" x 7' 3" (1.95m x 2.22m) Double glazed window to the front, radiator, door to the side, wall mounted boiler, space for a washing machine, dryer and a fridge/freezer, tiled splashback to the walls.

**Landing:** Double glazed window to the front, loft access, storage cupboard.

**Bedroom One:** 21' 7" x 12' 1" (6.59m x 3.69m) Fitted wardrobes, radiator, double glazed window to the rear.

**Bedroom Two:** 22' 10" x 9' 6" (6.96m x 2.90m) Double glazed window to the rear, laminate effect flooring, radiator, fitted wardrobes.

**Bedroom Three:** 14' 7" x 9' 11" (4.44m x 3.02m) Double glazed window to the rear, radiator, door to the en-suite.

**En-Suite** 7' 4" x 4' 10" (2.24m x 1.48m) Vertical ladder radiator, three piece suite incorporating a wc, vanity unit with inset wash hand basin, walk in shower cubicle, extractor fan, double glazed window to the side.

**Bedroom 4:** 8' 10" x 7' 9" (2.68m x 2.37m) Radiator, laminate effect flooring, double glazed window to the front, currently used as an office.

**Bathroom:** 7' 4" x 6' 0" (2.23m x 1.82m) Extractor fan, double glazed window to the front, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and electric shower, tiled walls and a vertical ladder radiator.

**Outside:** The front of the property has a sweeping driveway which leads to a good sized detached double garage, providing plenty of parking for multiple vehicles. The gardens have been landscaped with Indian stone path leading to the front door with a well kept lawn to the left and low maintenance garden to the right. The rear garden has two Indian stone flagged patio areas with a patch of artificial grass and a lawn with mature flower beds and a wood chipped path which meanders from the top to the bottom of the garden, leading to a decked area to capture the last of the evening sun.

**Plot Size:** Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.16 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 June 1982

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

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](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 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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