



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

HURSTWOOD, SHARPLES, BL1 7BG



- Detached family home
- Well presented throughout
- Three bedrooms
- Lounge, dining room and conservatory
- Well manicured front and rear gardens
- Driveway and garage parking
- Close to open countryside
- Good local amenities and commuter routes



Offers in the Region Of £325,000

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.



Located within the sought after area of Sharples is this wonderful three bedroom detached family home. The area is well regarded by many local schools including High Lawn Primary and Thornleigh Salesian College. Sharples is also on the doorstep of some wonderful countryside which offers scenic walks and many green spaces in and around Belmont and Winter Hill. Internally the accommodation comprises an entrance hallway, cloakroom/wc, lounge, dining room, conservatory, kitchen and utility to the ground floor with three bedrooms, en-suite shower to bedroom one and a modern family bathroom to the first floor. Externally, the front of the property has a lawned garden either side of the driveway which leads to the garage. The rear of the property has an extremely well maintained garden with two separate flagged patio areas, so that you can capture the sun at all times, separated by a beautifully manicured lawned garden. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Ceiling light point, radiator, laminate effect flooring.

Cloakroom/wc: 5' 10" x 2' 7" (1.78m x 0.78m) Double glazed window to the front, radiator, laminate effect flooring, wc, vanity unit with inset sink, tiled splashback to the walls, ceiling light point.

Lounge: 13' 3" x 13' 4" (4.04m x 4.06m) Downlights, double glazed window to the front, radiator, laminate effect flooring, gas fire with feature surround, understairs storage.

Dining Room: 7' 7" x 9' 2" (2.32m x 2.79m) Downlights, radiator, laminate effect flooring, double glazed French doors leading to the conservatory.

Kitchen: 8' 6" x 9' 2" (2.58m x 2.79m)

Conservatory: 11' 4" x 12' 10" (3.46m x 3.90m) Wall lamp, double glazed windows, double glazed French doors leading to the patio area.

Utility Room: 8' 3" x 9' 8" (2.51m x 2.94m) Wall lamp, space for a larder freezer, dryer and under counter fridge, double glazed window to the side, door leading to the patio area.

Garage: 8' 6" x 17' 0" (2.60m x 5.19m) Ceiling light point, wall mounted Worcester boiler, electrical points, up and over garage door.

First Floor Landing: Ceiling light point, double glazed window to the side, storage cupboard.

Bedroom One: 11' 0" x 10' 2" (3.35m x 3.09m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes and drawers, open to the en-suite.

En-Suite: 2' 5" x 7' 10" (.74m x 2.38m) Downlights, double glazed window to the side, wall lofted vertical ladder radiator, two piece suite incorporating a wall in shower cubicle, vanity unit with wash hand basin, laminate flooring with tiled walls.

Bedroom Two: 10' 1" x 9' 0" (3.07m x 2.74m) Ceiling light point, double glazed window overlooking the garden to the rear, loft access, radiator.

Bedroom Three: 7' 3" x 6' 0" (2.22m x 1.82m) Double glazed window to the front, radiator, ceiling light point.

Bathroom: 6' 0" x 5' 5" (1.84m x 1.65m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, vanity unit with inset wash hand basin, walk in shower cubicle, tiled walls, extractor fan, shaving point.

Externally: The front of the property there is a lawned garden either side of the driveway which leads to the garage. The rear of the property has an extremely well maintained garden with two separate flagged patio areas, so that you can capture the sun at all times, separated by a beautifully manicured lawned garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1997

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2267

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

