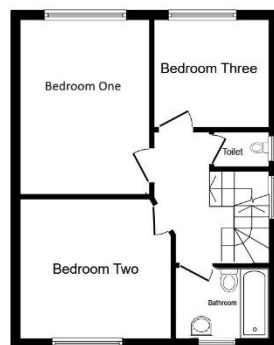
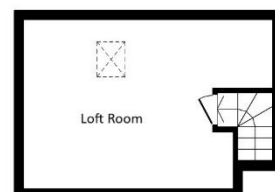


Ground Floor



First Floor



Second Floor

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.io

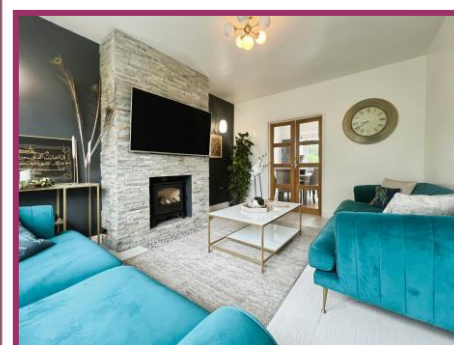
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NESTON AVENUE, SHARPLES, BL1 8SQ



- 3 bedrooms & loft room
- Modern kitchen / diner
- Family bathroom & sep WC
- Garage and large driveway
- Solar panels included in sale
- Well presented throughout
- Accommodation over 3 levels
- Enclosed rear garden



Offers in the Region Of £285,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

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14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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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.



A well presented semi detached family home with accommodation that extends over three levels, enjoying a staircase from the first floor landing, which serves a small landing on the upper level with a door that opens into a superb loft room, that would suit a variety of uses. Situated in the heart of Sharples, popular primary and secondary schools are within walking distance, shops, restaurants, leisure and sporting facilities are nearby and there is easy access to both the railway and the motorway networks. The accommodation on offer briefly comprises: reception hallway, lounge with feature tiled chimney breast, modern style open plan fitted kitchen/diner with integrated appliances and double doors out onto the rear garden, first floor landing, three bedrooms, three-piece family bathroom suite and an additional WC room, staircase of the landing which leads to the upper level where there is a generously sized versatile loft room, complete with sky window and radiator. Externally there is a single garage and a large driveway providing private off-road car parking, a pretty front garden and a fully enclosed easy maintenance rear garden complete with summer house. There really is a great deal to admire and a viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 9' 3" x 6' 11" (2.822m x 2.105m) Stained glass UPVC entrance door, UPVC window, spindle staircase off to the first floor, radiator, under stairs storage space.

Living Room: 14' 3" x 11' 4" (4.347m x 3.459m) Large UPVC window to the front, feature tiled chimney breast, quality flooring, double doors into the open plan kitchen/diner.

Kitchen/diner: 13' 5" x 18' 9" (4.091m x 5.710m) Measured at maximum points. A quality professionally fitted kitchen with a matching range of: drawers, base and wall cabinets, integrated dishwasher, integrated fridge, oven/grill, five ring gas hob with extractor, double UPVC doors and UPVC window, tall anthracite radiator.

First Floor Landing: 9' 10" x 8' 7" (2.991m x 2.621m) Measured at maximum points. There is a UPVC window over the staircase from the ground floor, additional carpeted staircase off the first floor landing which leads to the upper level.

Guest wc: 5' 0" x 2' 4" (1.530m x 0.72m) UPVC window, ceramic wall tiling, combination WC and wash hand basin.

Master Bedroom: 10' 9" x 11' 7" (3.265m x 3.525m) UPVC window to the front with fitted blinds, radiator, built-in storage space .

Bedroom Two: 13' 1" x 9' 9" (3.977m x 2.961m) UPVC window to rear, radiator, feature panel wall.

Bedroom Three: 8' 8" x 8' 2" (2.638m x 2.478m) UPVC window to the rear with fitted blinds, radiator.

Bathroom: 6' 9" x 5' 4" (2.069m x 1.632m) A modern white three-piece family bathroom suite comprising: bath, dual WC and pedestal wash hand basin, heated towel rail, UPVC window front, ceramic wall tiling.

Upper Level: The carpeted staircase from the first floor leads to a small landing and a door opens up into the room in the loft space used as the fourth bedroom by the current owners.

Loft Room: 18' 5" x 12' 8" (5.620m x 3.873m) A generous sized versatile room with a central head height of around 2.082m sloping to the side, complete with a double glazed sky window, radiator, built-in eaves storage space to the sides. A versatile room with heating, natural light that would suit a variety of uses.

Plot size: The overall approximate plot size is around 0.05 of an acre.

Rear Garden: The rear garden is fully enclosed and designed with easy maintenance and all year round use in mind. There is a timber summer house/playhouse perhaps ideal for children to play and the rear garden is fully enclosed.

Front Garden: Neatly laid to lawn and bordered with mature shrubs and and plants, with mature trees which enhance the privacy.

Garage: There is a single width garage with open over vehicle access door which is serve served by a generous private driveway providing additional off-road parking.

Solar panels: There are eight solar panels fitted to the roof which are included in the sale, these of course help with the electricity costs.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is leasehold enjoying a term 999 years from 6th May 1969, at an approximate annual ground rent of £3.75.

Bolton Council Tax. The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is C which is at an approximate annual price of around £2,015.

Conservation area. Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood Risk Information. Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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 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: 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 or visiting:www.Cardwells.co.uk

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