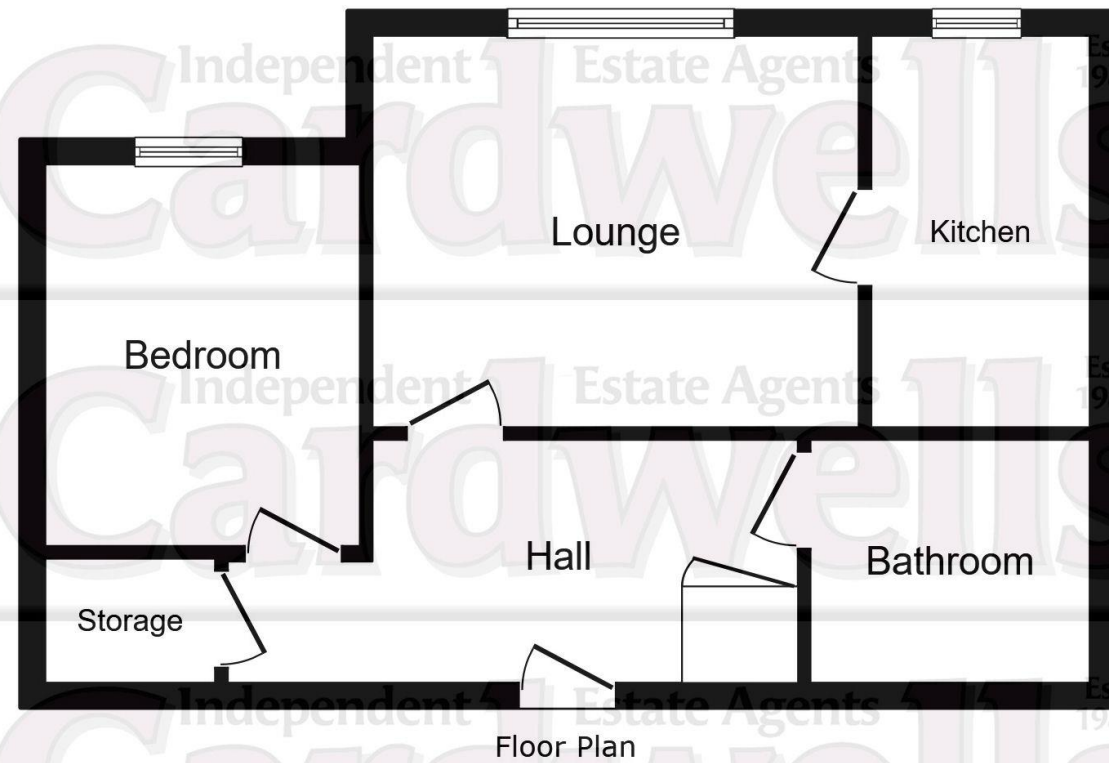




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SHARPLES HALL DRIVE, SHARPLES, BL1 7JT



- Ground floor apartment
- One bedroom
- Sought after over 55's development
- Warmed by electric heating and double glazing
- Very well kept communal gardens
- Vacant possession
- Close to excellent amenities/transport links
- Secure entry system



£64,950

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

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Offered for sale with NO ONWARD CHAIN is this secure ground floor apartment set within the sought after over 55's development of Sharples Hall. Within the locality there are many local amenities including Asda and good transport links. The property is warmed by electric heating, has double glazing and the accommodation comprises an entrance hallway, lounge, kitchen, bathroom and bedroom. Externally there are well maintained communal gardens with ample residents parking and additional visitors parking. for further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, wall mounted electric storage heater, storage cupboards.

Lounge: 10' 7" x 10' 4" (3.22m x 3.14m) Ceiling light point, wall mounted electric storage heater, double glazed window to the front.

Kitchen: 8' 8" x 4' 10" (2.64m x 1.47m) Ceiling light point, double glazed window to the front, range fitted wall and basin units with space for an electric cooker, space for a fridge freezer, space for a washing machine, stainless steel sink with drainer, tiled splashback to the walls.

Bedroom: 10' 4" x 8' 6" (3.14m x 2.59m) Ceiling light point, wall mounted electric storage heater, double glazed window to the front.

Bathroom: 9' 9" x 5' 6" (2.98m x 1.67m) Ceiling light point, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower above, tiled splashback to the walls.

Outside: Externally there are well maintained communal gardens with ample residents parking and additional visitors parking.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 125 years from 1 October 1985

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is in Eagley Bank conservation area.

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: Cardwells 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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