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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



Offers Over £60,000

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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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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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

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

