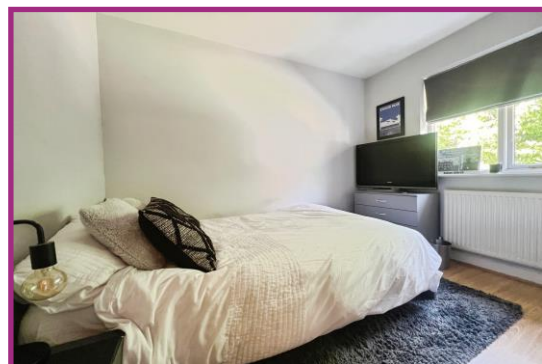




QUEENSBURY CLOSE, SHARPLES, BL1 7BD



- Four bedroom detached
- Cul de sac location
- Popular development
- Three reception rooms
- Stylish kitchen & utility rm
- GF WC, En suite & family bathrm
- Private driveway parking
- Beautiful rear gardens



£395,000

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.



An imposing four-bedroom detached family home set in a quiet cul-de-sac location with little passing traffic, amongst other high calibre family homes on this much-admired development, located just off Belmont Road in Sharples, Bolton. The detached family HOME is in a consistently popular residential location being within an easy reach of a variety of popular schools, shops, transport links and beautiful local countryside ready to be explored on foot or bicycle. Boasting around 1,474 ft.² of well-presented living accommodation, the property briefly comprises: reception hallway, bay window living room, family room, dining room, stylish fitted kitchen, utility room, ground floor guest WC, first floor landing, four good bedrooms the master enjoying an en-suite shower room and a stylish family bathroom suite. Externally, there are beautiful, landscaped rear garden, ideal for children to play and entertaining and a private off-road driveway parking to the front. The family home benefits from gas central heating, double glazing, stylish presentation throughout and all that is on offer can only be fully appreciated via a personal viewing. In the first instance a walk-through viewing video is available to watch and then 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 1474 ft.²/137 m².

Reception Hallway: 14' 11" x 5' 6" (4.537m x 1.668m) Feature stained and leaded glass entrance door, quality flooring, radiator, spindle staircase off to the first floor.

Family Room: 15' 2" x 8' 4" (4.622m x 2.534m) UPVC double glazed window, spotlighting, wood flooring, double doors from the hallway.

Guest wc: 5' 2" x 2' 9" (1.580m x 0.845m) Two piece white suite comprising: pedestal wash hand basin, dual flush WC, towel rail, extractor, ceramic floor tiling.

Living Room: 16' 5" x 10' 11" (5.000m x 3.320m) Measured at maximum points into the double glazed bay window to the front, two radiators, feature fireplace with living flame gas fire, double doors that open up into the dining room.

Dining Room: 9' 0" x 10' 11" (2.746m x 3.333m) UPVC double doors opening out onto the rear garden, radiator, internal double doors into the living room.

Kitchen: 14' 4" x 8' 6" (4.380m x 2.587m) A modern professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated oven/grill, four ring gas hob with complementary stainless steel extractor over, contrasting work surfaces which extend into the breakfast bar, spotlighting, circular stainless steel sink and drainer with mixer tap over, two double glazed windows each of which enjoy the aspect over the rear garden, ceramic floor tiling, radiator.

Utility Room: 5' 2" x 5' 2" (1.587m x 1.569m) Matching cabinets and work surfaces to those in the kitchen, the ceramic floor tiling flows from the kitchen into the utility room, side entrance door, double glazed window, radiator.

First floor landing: 9' 5" x 3' 0" (2.860m x 0.919m) Built-in storage space.

Master Bedroom: 15' 11" x 11' 1" (4.843m x 3.382m) Measured at maximum points into the double glazed bay window, luxury thick carpet, radiator.

En-suite shower room: 5' 10" x 5' 8" (1.780m x 1.734m) Modern three piece suite comprising generous wash hand basin, dual flush WC and shower enclosure with both handheld and overhead shower options, lovely ceramic wall and floor tiling, heated towel rail, double glazed window.

Bedroom Two: 13' 9" x 11' 2" (4.189m x 3.402m) A generous size second bedroom with double glazed window to the front, radiator and fitted wardrobes/storage space to 2 walls.

Bedroom Three: 9' 5" x 8' 1" (2.860m x 2.473m) A double sized third bedroom with quality flooring, radiator, double glazed window which enjoys the aspect over the garden and fitted wardrobes to one wall.

Bedroom Four: 9' 3" x 7' 8" (2.820m x 2.345m) Double glazed window which enjoys the aspect over the rear garden, radiator, quality flooring, built-in wardrobes/storage space.

Bathroom: 6' 8" x 5' 11" (2.027m x 1.809m) A white three piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath complete with fitted glass shower screen, and both handheld and overhead shower options, stylish ceramic tiling to above the walls and the floor, towel rail, double glazed window.

Plot size: The overall approximate plot size is around 0.07 of an acre.

Parking: there is private driveway parking to the front of the property.

Outside: The front garden is neatly laid to lawn. The rear garden has been professionally landscaped and offers wonderful space for both children to play and entertaining alike. The patio area is ideal for alfresco dining and his access from the double doors out of the dining room with a beautiful finish and shaped stone wall. There is a timber storage shed to the side of the property, and the gardens are enclosed by mature trees beyond the rear and fencing.

Chain details: The property will be sold with an upward chain the details of which have not yet been established at the time of writing.

Tenure: Cardwells Estate Agents Bolton premarketing research shows that the property is Leasehold enjoying a remaining term of around 969 years.

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 E which is at an approximate annual price of around £2,770.

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: 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.

