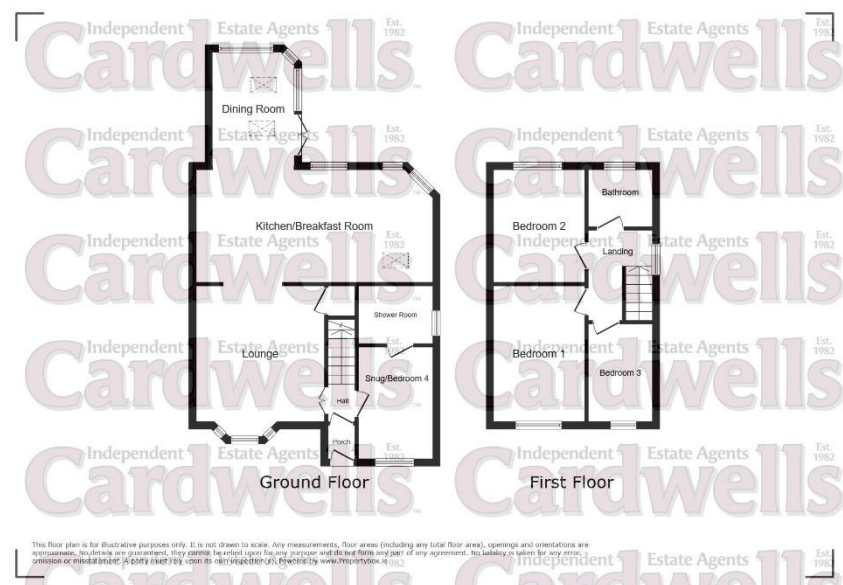


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BRAMLEY ROAD, SHARPLES, BL1 7RW



- Beautifully presented throughout
- Semi detached family home
- Three/four bedrooms
- Family bathroom and shower room
- Stunning kitchen/breakfast room
- Low maintenance rear garden
- Driveway parking for multiple vehicles
- Lounge and dining room



£299,995

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within the popular area of Sharples is this wonderful extended semi detached home. This superb property has been extended to create a truly fantastic home and also offers flexible accommodation to the ground floor. Sharples is well placed for many local amenities, whether it's commuting via motorway, the rail networks or for the local primary and secondary schools. Within a mile there are many local shops and also an Asda supermarket for the weekly food shop. Internally the property comprises a porch, entrance hallway, lounge, stunning kitchen/breakfast room, dining room and snug/bedroom four with its own en-suite shower room to the ground floor plus three good sized bedrooms and a fantastic three piece bathroom to the first floor. Externally there is block paved driveway parking for multiple vehicles with a low maintenance garden to one side, at the front. To the rear of the property there is a good sized low maintenance garden with a flagged patio area with decking, ideal for a barbeque. Continuing the low maintenance theme there are a couple of steps up to an artificial lawned garden area with space for a shed. To arrange a viewing on this wonderful family home contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, door leading into the entrance hallway.

Hallway: Stairs to the first floor, ceiling light point.

Lounge: 13' 3" x 12' 5" (4.03m x 3.78m) Double glazed bay window to the front, ceiling light point, radiator, electric flame effect fire with feature surround.

Kitchen/breakfast room: 22' 10" x 10' 11" (6.97m x 3.32m) Downlights, double glazed windows overlooking the rear garden, skylight, radiator, range of fitted wall and base units, complete with breakfast bar, integrated extractor fan, electric oven, combi oven, dishwasher, washing machine, dryer, one and a half bowl sink with mixer tap and drainer, porcelain tiled floor with stylish glass splashback to the walls.

Dining Room: 11' 0" x 7' 11" (3.36m x 2.42m) Downlights, double glazed skylights, double glazed windows, double glazed French doors leading to the patio, radiator, laminate effect flooring.

Snug/Bedroom: 12' 11" x 6' 5" (3.94m x 1.95m) Radiator, double glazed window the front, ceiling light point, laminate effect flooring.

Shower room/en-suite: 6' 5" x 5' 7" (1.95m x 1.70m) Ceiling light point, double glazed window to the side, radiator, three piece suite incorporating wc, vanity unit with inset sink, walk in shower cubicle, tiled splashback to the walls.

Landing: Double glazed window to side, loft access with pull down ladder, ceiling light point.

Bedroom 1: 13' 2" x 8' 10" (4.01m x 2.69m) Double glazed window to the front, radiator, ceiling light point, fitted wardrobes.

Bedroom 2: 11' 1" x 9' 0" (3.37m x 2.75m) Ceiling light point, double glazed window over, radiator, fitted wardrobes.

Bedroom 3: 9' 5" x 6' 6" (2.88m x 1.98m) Downlights, double glazed window to the front, storage cupboard, radiator, laminate effect flooring.

Bathroom: 6' 2" x 5' 6" (1.88m x 1.68m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, vanity unit with inset sink, panel bath with shower above, tiled walls.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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

