

OAKWORTH DRIVE – SHARPLES– £370,000

Fabulous family home set in a large plot, tucked away in a small cul de sac. A four bedroom detached house with gas central heating and uPVC double glazing, presented to the highest standard and sure to impress every viewer. Porch, small hall, lounge, arch to dining room, bayed conservatory, fitted kitchen, utility room, cloaks w.c, landing, master bedroom with full en suite, bath, shower cubicle, bedroom 2 with an en suite shower room, plus a family bathroom. Each bathroom has been upgraded to a high standard and has beautiful tiling. Bedrooms 3 and 4. Integral garage and easy parking. Gardens are beautifully landscaped with 2 patio areas, lawn and mature shrubs/borders.

Viewing is highly recommended, please call Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk



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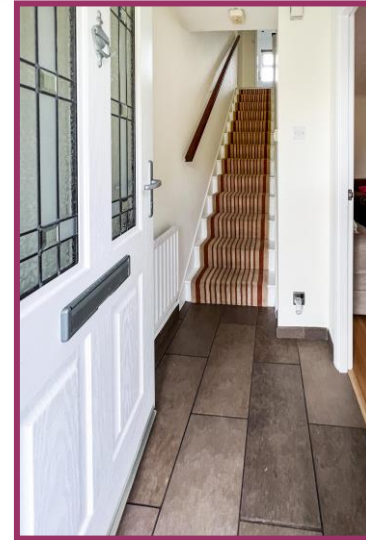
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Storm porch:
Porch with floor tiles giving access to the hallway.

Entrance hallway: 5' 3" x 4' 1" (1.6m x 1.24m)
Security composite door to hallway. Ceramic tiled floor, radiator, stairs off.



Lounge: 13' 7" x 13' 4" (4.14m x 4.06m)
Double glazed window to the front, oak laminate flooring, vertical designer radiator, under stairs storage, feature fireplace with gas fire, ceiling coving and archway to the dining room, centre light and 2 wall lights.



Dining room: 9' 2" x 7' 7" (2.79m x 2.31m)
Double glazed double doors giving access to the conservatory, vertical radiator, ceiling coving and oak laminate flooring, ceiling light.



Conservatory: 14' 8" x 11' 9" (4.47m x 3.58m)
Double glazed construction with vertical radiator, Portuguese floor tiles and double doors providing garden views and external access. Electric underfloor heating.

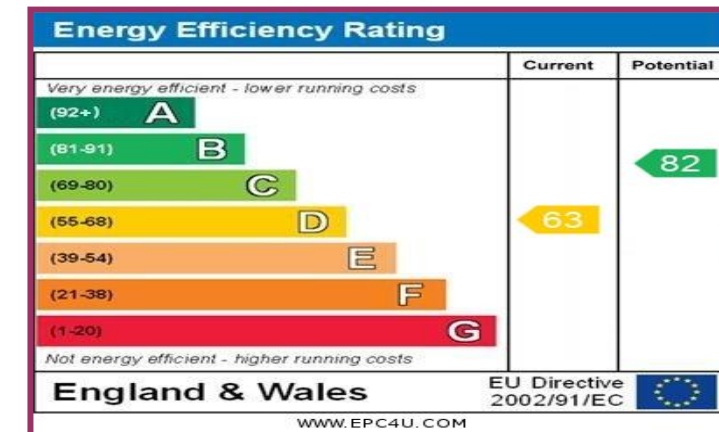


Viewings:
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Tenure:
Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 1997

Council tax:
Cardwells estate agents Bolton research shows the property is band E, annual charges of £2395

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Breakfast kitchen: 12' 3" x 9' 1" (3.73m x 2.77m)

Fitted with a range of modern wall and base units in a light oak effect finish, moulded work surfaces, a circular stainless steel sink and drainer, breakfast bar to match and splash back tiling to complement, Integrated appliances are to include a four ring halogen hob, electric oven and cooker hood. Double glazed window looking into the conservatory, floor tiles, radiator and doorway access to utility. Spotlights to ceiling.



Utility 5' 6" x 4' 11" (1.68m x 1.5m)

Modern utility with plumbing for both an automatic washing machine and dishwasher, floor tiles, composite security stable door to the rear and access to the guest w.c.



WC: 4' 0" x 4' 11" (1.22m x 1.5m)

Modern guest w.c comprising concealed flush w.c, hand wash basin set on a vanity unit, splash back tiling to complement, floor tiles, heated towel rail.



Landing area: 11' 0" x 6' 2" (3.35m x 1.87m)

Loft access, laminate floor and useful storage cupboard with shelving.



Bedroom 1: 16' 9" x 8' 2" (5.10m x 2.49m)

Radiator, laminate flooring and a full range of fitted hanging robes with glass sliding doors and overhead storage and doorway access to the en suite.



En suite: 5' 11" x 7' 10" (1.8m x 2.4m)

Modern wet room with concealed flush w.c, hand wash basin set on vanity cupboard, shower area with glass screen and thermostatic shower area, bath, beautiful travertine tiled floor and walls, glass shower wall, heated towel rail, spot lights to ceilings



Bedroom 2: 9' 4" x 8' 7" (2.84m x 2.61m)

Radiator, laminate flooring and a built in double and single wardrobes with side tables and dressing table.



En suite 2: 4' 6" x 7' 10" (1.36m x 2.39m)
Shower cubicle, hand wash basin set on a vanity unit, heated towel rail, w.c, beautiful mosaic tiling, spot lights to ceiling.



Bedroom 3: 10' 11" x 8' 7" (3.32m x 2.61m)
Fitted double wardrobe, spot lights to ceiling.



Bedroom 4: 7' 5" x 6' 8" (2.26m x 2.03m)
Radiator, laminate flooring, built in wardrobe/cupboard, wall unit.



Bathroom: 5' 7" x 6' 1" (1.69m x 1.86m)
Modern three piece family bathroom comprising of a panelled bath with overhead shower unit, hand wash basin set on a vanity unit, concealed flush w,c, heated towel radiator. Lovely mosaic tiling to walls and floor.



Garage:

Integral garage with up and over door, gas central heating boiler, ample parking.

Outside:

Extensive and beautiful gardens to the front, side and rear of the property with laid lawns, a variety of plants, trees and shrubbery and several seating/patio areas in and around the gardens. Surrounding the conservatory is an Indian stone wrap around patio area. The rear of the property is not overlooked and to the front of the property is an open and very pleasant aspect.

