

**Bolton council tax band:**

The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is D at an annual cost of around £2,147 per annum.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation area:**

Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Tenure:**

Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold and our clients have confirmed this to be the case.

**Disclaimer:**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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**Cardwells**™

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**TEMPLECOMBE DRIVE – SHARPLES – £299,950**

A three bedroom detached family home set in a very generous plot of around 0.14 of an acre, in fact it's unusual for any property on this beautiful development to have such an extensive external space. Stunning local countryside which is just a short walk away, whilst superb every day amenities, such as: shops, schools, restaurants, sporting clubs etc are all within easy reach.

The family home enjoys accommodation which briefly comprises: reception hallway, ground floor guest WC, living room which opens up into the dining room, conservatory with quality fitted blinds, stylish professionally fitted kitchen, first floor landing, fitted master bedroom with en suite shower room, two additional bedrooms and a stylish white family bathroom suite. Externally there are very generously sized gardens with a particularly spacious decked terrace area ideal for entertaining, grass gardens to the rear of the property and pretty gardens to the front and side. There is a generous driveway to the left-hand side of the property providing private off-road car parking and an additional space to the right hand side of the property as you look from the front which may well make a second driveway and additional off-road car parking. The property benefits from a modern gas combination central heating boiler, neutral decorations throughout, quality flooring, quality fixtures and fittings and importantly, it is worth pointing out that there was planning permission in place for the property to be extended, although this has since elapsed.

There really is a great deal to be admired and a personal viewing is essential to appreciate all that is on offer. In the first instance there is a walk-through viewing video available to watch and then a personal viewing inspection can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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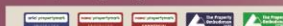
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**Cardwells**

Incorporating: Wright Dickson & Catlow, WDC Estates



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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Approximate floor area:**

The overall approximate floor area extends to around 812 square feet/76 square meters.

**Reception hallway: 10' 4" x 3' 11" (3.148m x 1.188m)**  
Stained glass uPVC entrance door, quality timber flooring, radiator, stairs off to the first floor, neutral decorations.



**Guest w.c: 5' 1" x 2' 7" (1.554m x 0.799m)**

A two piece suite comprising WC and wash hand basin, uPVC window to the front with fitted blinds, radiator, neutral decorations .

**Living room: 14' 6" x 12' 6" (4.416m x 3.809m)**

uPVC window to front, radiator, quality flooring, neutral decorations, opens into the dining room.



**Dining room: 9' 8" x 7' 6" (2.953m x 2.293m)**

Quality wood flooring, radiator, neutral decorations, double doors off to the conservatory.



**Conservatory:**

New PVC windows and double doors which are all fitted with stylish blinds, exposed brickwork.



**Plot size:**

The overall approximate plot size extends to around 0.14 of an acre.

**Gardens:**

The property enjoys a superb size plot. To the rear is a large deck terrace area absolutely ideal for entertaining, whilst there are lawn gardens from the rear to the side and neatly laid gardens to the front.



**Parking:**

There are two private off-road driveways for car parking.

**Chain details:**

The property will be sold with an upward chain the details of which are yet to be confirmed.

**Kitchen: 8' 0" x 9' 8" (2.445m x 2.946m)**

**Quality professionally fitted kitchen with excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated fridge, fan assisted oven/grill, electric induction hob with stainless steel extractor over, stainless steel sink and drainer, With uPVC window which enjoys the aspect over the rear garden, under stairs storage/pantry space and a side entrance uPVC double glazed door, ceiling spot lighting, matching switches and sockets with USB charging points.**



**First floor landing: 11' 2" x 6' 2" (3.416m x 1.886m)**

**Timber framed double glazed window to the side, loft access point, neutral decorations, quality carpet.**

**Master bedroom: 9' 10" x 8' 8" (3.006m x 2.646m)**

**Measured to the front of the fitted wardrobes. Professionally fitted bedroom furniture giving wardrobes, bedside cabinets, display shelving and bridging cabinets, uPVC window to the rear, radiator, neutral decorations, TV point, quality carpet.**



**En suite shower room: 4' 8" x 6' 6" (1.419m x 1.990m)**

**A three-piece shower room suite, with shower cubicle area, wash hand basin with storage space below and WC, ceramic wall tiling, radiator.**

**Bedroom 2: 9' 7" x 9' 3" (2.927m x 2.819m)**

**Measured to the front of the built-in wardrobe space, professionally fitted bedroom furniture giving wardrobes, drawers, study/dressing space and bridging cabinets, uPVC windows front, radiator, neutral decorations.**



**Bedroom 3: 6' 10" x 6' 11" (2.075m x 2.101m)**

**uPVC window to the rear, wood laminate flooring, neutral decorations.**



**Bathroom: 6' 1" x 6' 3" (1.865m x 1.896m)**

**Stylish and modern white three-piece bathroom suite comprising: pedestal wash hand basin, flush WC and bath with Mira shower over, sparkle effect ceramic floor tiling and contrasting white ceramic wall tiling with darker mosaic finishes, radiator, uPVC window to front, extractor, spot lighting.**

