



Thornham Drive, Sharples, Bolton, BL1 7RF

Offers in the Region Of £190,000

FOR SALE WITH NO ONWARD CHAIN! A well presented 2 bedroom semi detached home, with gardens to the front, side and rear, a driveway and garage, located on Thornham Drive in the Sharples area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature electric fire and surround, a fully fitted kitchen with an integrated gas hob, electric oven and an extractor hood, an open plan dining area with double glazed patio doors to the rear aspect, a low maintenance rear and side garden, plus a driveway and a single story garage. To the upper floor you will find 2 double sized bedrooms and a modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. Leasehold property with 949 years left on the lease, 26 pounds per annum ground rent.



ACCOMMODATION

Entrance Porch 3' 5" x 5' 2" (1.05m x 1.58m)

The entrance porch to the front of the property. Fitted with a double glazed entrance door to the front aspect. Space for coats and shoes etc.

Lounge 13' 0" x 11' 10" (3.95m x 3.61m)

A spacious lounge to the front of the property, with a feature electric fire and surround. Decorated in neutral colours with a grey coloured carpet. Plenty of space for modern furniture to fit. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 12' 6" x 12' 1" (3.81m x 3.69m)

A fully fitted kitchen in grey with an integrated gas hob, electric hob and an extractor hood. (Open plan dining area adjacent to the kitchen.) A double glazed window and a pair of double glazed patio doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area (Open plan within the kitchen)

An open plan dining area, adjacent to the kitchen with space for a good sized dining table and chairs. Decorated in neutral colours with a grey vinyl floor. A pair of large double glazed patio doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear garden

A low maintenance garden to the rear.

Side garden

A low maintenance garden to the side of the property.

Master bedroom 10' 4" x 11' 11" (3.15m x 3.62m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a navy blue feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 7' 3" x 11' 10" (2.21m x 3.61m)

A second double size bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 8" x 5' 1" (2.65m x 1.54m)

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.



