



REDPATH LEACH

ESTATE AGENTS



## FEATURES

- Semi-Detached True Bungalow
- Convenient & Accessible Location
- 17' Lounge Plus 18' Conservatory
- Two Bedrooms
- Driveway Parking & Garage
- Potential Investment Opportunity
- Available with No Onward Chain

WHITEGATE  
DRIVE, SHARPLES

£180,000



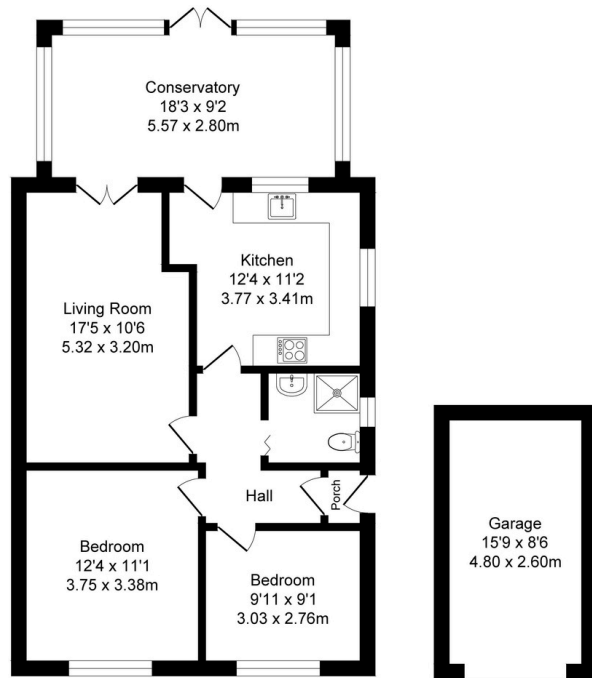
Redcar Road, Smithills



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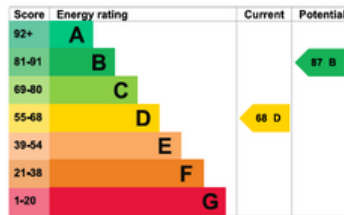
## Total Approx. Floor Area 969 Sq.ft. (90.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor Area 836 Sq.Ft (77.7 Sq.M.)

Garage  
Approx. Floor Area 133 Sq.Ft (12.4 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

True bungalows are consistently in high demand and never more so than when located in a desirable location. We are confident, therefore, that this generously proportioned two bed semi-detached example will be similarly popular, situated within a quiet and well-regarded residential setting, just off Ashworth Lane. The accessibility of the location is a real highlight, being within walking distance of a host of local shops, supermarkets and amenities around vibrant Blackburn Road, as well as being within a few minutes' drive of the bustling town centre of Bolton, with its diverse range of high street stores, bars, eateries and popular market. North Bolton affords some simply stunning countryside which is easily accessible should one enjoy their walks, whilst the ever-popular Moss Bank Park is only a short drive away when one feels like a leisurely stroll with the dogs around its circa 84 acres.

The property has been a lovingly cared for, long-term home, however its pleasingly spacious and well-laid accommodation, which extends to in excess of 965 square feet, is now in need of modernisation. This does, however, provide an exciting opportunity for a new owner to infuse their own taste and style, creating a home to their individual specification.

One enters via the entrance porch and proceeds through into the sizeable reception hallway, before continuing into the 17' rear-facing living room, which is of a very good-size and enjoys a feature tiled fireplace with inset coal-effect, living flame gas fire. uPVC double glazed French doors lead through into the full-width 18' conservatory, which is also accessible from the kitchen, creating a pleasing flow between living spaces. This generous space provides a perfect vantage point from which to survey the rear garden, whilst being large enough for dual purposes – perhaps a space for dining and a comfortable retreat in which to relax with one's latest novel and a cup of coffee.

The kitchen is fitted with a range of wall and base units with contrasting laminated work surfaces and incorporates a high-level double electric oven, gas hob and extractor hood, whilst there is space for one's other free-standing appliances.

The two bright bedrooms are located to the front of the property, the largest of which benefits from a range of built-in wardrobes, with the accommodation completed by a shower room, which is fully tiled and fitted with a three-piece suite, comprising of WC, pedestal wash hand basin and shower cubicle with electric shower unit.

Externally, the front garden is mainly laid to lawn, with mature shrubs to the perimeter. The rear garden is in need of some taming, however when the trees and bushes are suitably curtailed, a low-maintenance garden will be revealed which is laid to paving, providing the opportunity for al-fresco dining or a space on which to place one's colourful pots and planters. Off-road parking facilities are provided for a number of vehicles on the lengthy driveway, which also gives access to the detached single garage.

Available with the added benefit of no onward chain, we would highly recommend a swift internal inspection.



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