



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Three Bed Semi-Detached Property
- Highly Desirable Residential Location
- Beautiful Standard of Presentation
- Open Plan Lounge/Dining Room
- Conservatory
- Fabulous Newly Installed Kitchen
- Gardens & Driveway Parking

SHARPLES AVENUE,  
SHARPLES

O/O £300,000





Sharples Avenue, Sharples





Sharples Avenue, Sharples



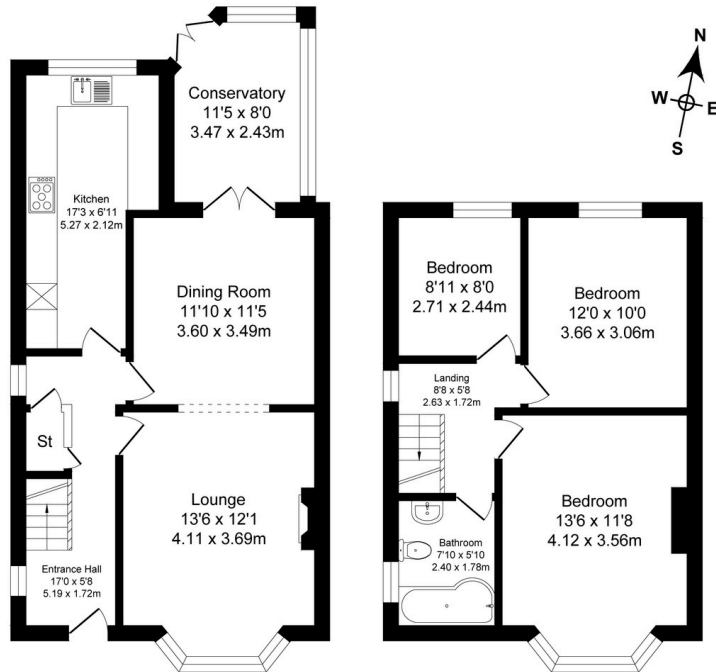


Sharples Avenue, Sharples



## Total Approx. Floor Area 1142 Sq.ft. (106.1 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.



**Ground Floor**  
Approx. Floor Area 660 Sq.Ft (61.3 Sq.M.)

**First Floor**  
Approx. Floor Area 482 Sq.Ft (44.8 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

Exemplifying the concept of a turn-key home, this stunning three bed semi-detached property is presented to an impeccable standard throughout, having been wonderfully enhanced under our client's attentive ownership. A host of aesthetic improvements have been implemented and carefully selected to blend seamlessly with the character of this traditional home to create a truly authentic end product. Perhaps the most impressive addition has been the upgrade of the beautiful new kitchen, its classic tones complementing the warm and inviting living spaces perfectly and which will be sure to impress even the most discerning of purchasers.

The property is situated in a most desirable location, just off Blackburn Road, within the popular locality of Sharples. A host of local shops and amenities are close at hand at Astley Bridge, with the A666 providing a convenient arterial route into the town centre and affording superb public transport links, with the vibrant centre of Bolton accessible in minutes, where one can sample the diverse range of high street stores, bars and eateries. For the younger generations, a number of well-regarded primary and secondary schools are within walking distance, whilst any adults with a commute to consider will benefit from swift access to the motorway network, ensuring major commercial centres, in particular Manchester, are within easy reach. After a busy day in the office, once can take full advantage of North Bolton's breathtaking countryside, perhaps taking a leisurely stroll with the dogs on the West Pennine Moors to relax away the stresses of the day.

The family accommodation extends to in excess of 1,140 square feet in total, entering via the newly installed composite entrance door into the welcoming reception hallway, where one is immediately enveloped by the alluring ambience, a feeling which is often associated with homes of this age and type. The reclamation and refurbishment of the traditional internal doors adds to the feeling of nostalgia, whilst further character is provided by the spindled staircase to the first floor and the quality wooden flooring. One proceeds through into the gorgeous 13' lounge, which is flooded with natural light via the large bay window to the front elevation, whilst the delightful feature fireplace provides an attractive focal point to the room. The open plan layout through into the dining room works very well for modern day living, creating that wonderfully sociable environment in which the family can gather together or indeed when one has the urge to entertain, with a seamless transfer from the dinner table to the comfort of the lounge for an after-dinner glass of something sparkling. The off-lying conservatory offers additional flexibility to the ground floor with lots of options of use depending on one's requirements, whether it be a playroom for the little ones, a space in which to work from home or simply a quiet space in which to unwind with a brew and one's current novel of choice whilst enjoying the aspect over the rear garden.

The fabulous 17' kitchen is a triumph, having been recently upgraded and fitted with a range of wall and base units in dark blue with contrasting Corian work surfaces in white and benefiting from a host of integrated appliances including Range-style cooker with extractor canopy, fridge/freezer, dishwasher and instant boiling water tap. The stylish finish includes complementary tiling to exposed areas and a beautiful herringbone white tiled floor, pulling the colour scheme together perfectly.

Up on the first floor, the landing provides access to the three bright and appealing bedrooms - two doubles and a single, including the particularly spacious 13' principal bedroom, which echoes the feature bay window found in the lounge. The accommodation is completed by the family bathroom, which is fully tiled and fitted with a three-piece suite in classic white, comprising of WC, vanity wash hand basin and panelled bath with overhead shower.

Externally, the generous front garden is mainly laid to lawn, with mature planted borders, whilst off-road parking facilities are provided on the driveway for a number of vehicles. The enclosed rear garden is also of a good-size and somewhat of a blank canvas on which a new owner can create their own little oasis of calm, which is sure to score highly with any green-fingered buyers. A large timber shed provides plenty of storage facilities for all those gardening essentials and children's toys.

We would anticipate a high level of interest in this fabulous home and would highly recommend an early appointment to view to avoid disappointment.



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