



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three Bed Semi-Detached Property
- Quiet Cul-De-Sac Location
- Two Reception Rooms
- Conservatory
- Good-Sized Gardens & Driveway
- Potential Investment Opportunity

LITTLEBOURNE
WALK, SHARPLES

O/O £200,000



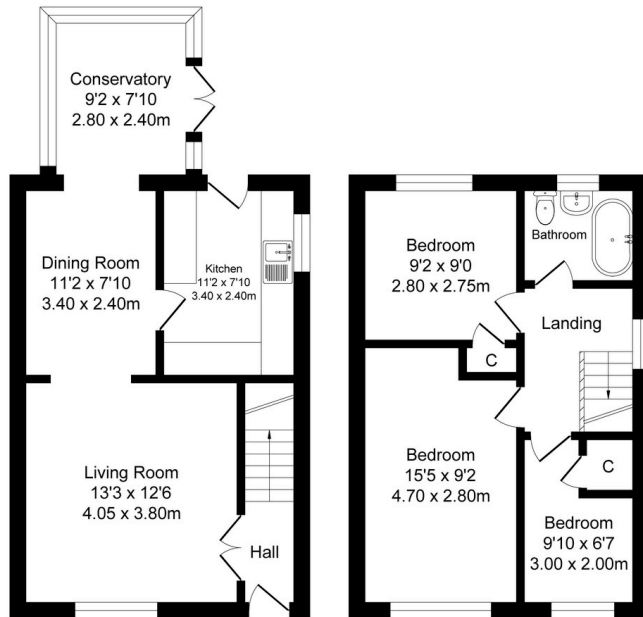
Littlebourne Walk, Sharples



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Total Approx. Floor Area 889 Sq.ft. (82.6 Sq.M.)

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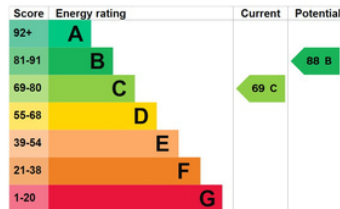


Ground Floor

Approx. Floor Area 484 Sq.Ft (45.0 Sq.M.)

First Floor

Approx. Floor Area 405 Sq.Ft (37.6 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. 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.

If one is searching for a property brimming with potential, into which one can infuse their own taste and style to create their perfect home, then this three bed semi-detached residence could be the ideal canvas. Having been a much loved and long-term family home, the property is now in need of a touch of cosmetic improvement, however the attractive price point affords plenty of opportunity for those with a little bit of vision and enthusiasm for a project to take advantage of this exciting investment prospect and create a tailored home to their individual specification and requirements.

The property occupies a tucked away position within a quiet cul-de-sac, ideal for those looking for a safe environment for their young family, whilst the popularity of the neighbourhood is without question, being a consistently sought-after residential locality, renowned for its accessibility and convenience. A host of independent shops, supermarkets and amenities are within easy reach at nearby Astley Bridge and, for the youngest members of the family, Andrew Lane Green is within a short stroll and a safe space for those games of football. A number of very well regarded primary and secondary schools are equally close at hand, which is always an important consideration for any acquirers thinking of starting a family, including Thornleigh Salesian College, Sharples High School, High Lawn Primary School and, virtually on the doorstep, The Oaks Primary School.

The property itself extends to in excess of 885 square feet in total: entering via the entrance hallway with its staircase to the first floor, before proceeding via the partially glazed double doors into the well-proportioned 13' lounge, which brims with natural light and benefits from a feature fireplace with carved surround and inset burner-style electric fire. The open plan layout into the dining room affords a pleasing flow between the living spaces, linked by the laminated wooden flooring and creating a wonderfully sociable environment for family living or indeed when one is entertaining for the evening. The addition of the conservatory has added additional flexibility to the ground floor accommodation, creating a relaxing haven in which to retreat with a brew and one's current novel of choice or perhaps a playroom in which to keep the little ones' toys contained.

Up on the first floor, one will discover the three bright bedrooms - two doubles and a single, as well as the family bathroom, which is fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower attachment.

Externally, the property enjoys a very well-proportioned plot, affording generous gardens to both the front and rear. As has been the case with a high percentage of its neighbours, an abundance of potential exists here for extension of the living spaces, subject to the necessary consents and approvals. The gardens are mainly laid to lawn, with trees and shrubs to the perimeter, whilst the rear garden benefits from a good-sized patio area for those impromptu barbecues when the weather allows, enjoying the last of the evening sun afforded by the bright westerly aspect. Off-road parking facilities are provided for a number of vehicles on the driveway.

Keenly priced to reflect our client's motivation for a swift sale, we would highly recommend an early viewing.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR