



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Two Bed Semi-Detached Bungalow
- Popular & Convenient Location
- Well Presented Accommodation
- Fabulous 18' Conservatory
- Recently Updated Kitchen
- Lengthy Driveway & Detached Garage
- Open Woodland Aspect to Rear

PARKGATE DRIVE,  
SHARPLES

£235,000





Parkgate Drive, Sharples





Parkgate Drive, Sharples



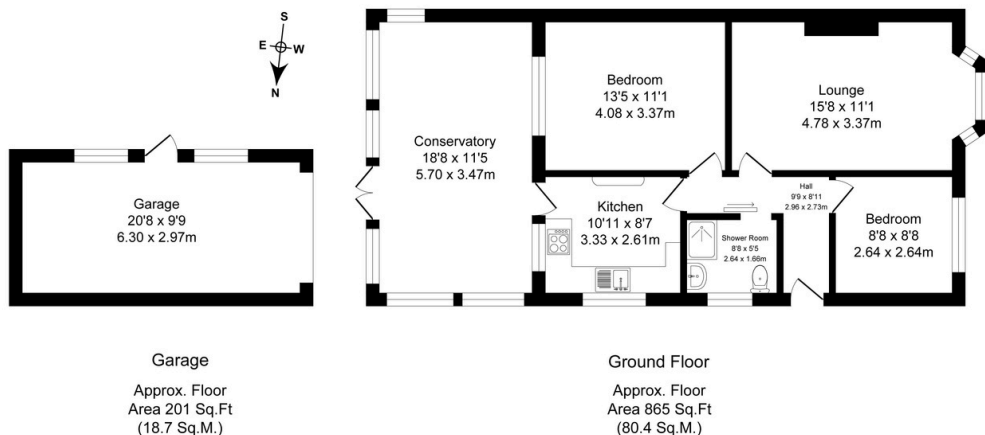


Parkgate Drive, Sharples



## Total Approx. Floor Area 1066 Sq.ft. (99.1 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	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.

True bungalows are so often in strong demand due to their limited supply, and never more so than when in good order. Therefore, we would anticipate strong interest in this delightful example, which is presented to a lovely standard throughout and has recently benefitted from a number of improvements. Amongst a host of aesthetic enhancements, including a new composite front door, an updated kitchen and a full programme of re-decoration, to include new floor coverings, the property has also in recent months benefitted from a full re-wire of its electrical installation and a new security alarm system, leaving a new owner with the simplest of tasks - the moving in of their belongings.

The well-regarded setting similarly has much to appeal to those searching for a quiet way of life, being situated within this consistently popular residential development, just off Ashworth Lane. Affording convenience and accessibility, the property is 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.

Internally, the property boasts a well laid-out and spacious floor plan which has been wonderfully enhanced with the thoughtful addition of a fabulous full-width conservatory to the rear, now extending to in excess of 1,065 square feet in total. One enters via the welcoming entrance hallway and proceeds through into the sizeable 15' lounge, which enjoys an enviable warm and inviting atmosphere, perfectly conducive to a night of relaxation. The feature fireplace with its inset coal-effect, living flame gas fire adds to the ambience, offering an attractive focal point to the space, whilst there is a noticeable abundance of natural light provided by the feature half-bay window.

The kitchen has been recently upgraded and benefits from a range of two-tone wall and base units in Oak and cream with contrasting driftwood-effect laminated wooden work surfaces, including a useful breakfast bar and providing plenty of space for all of one's essential free-standing appliances.

The 18' conservatory provides the perfect vantage point from which to survey the rear garden, taking full advantage of the private outlook. This pleasingly sociable environment lends itself perfectly to entertaining, being comfortably large enough to be utilised for dual purposes, providing space for dining as well as a comfortable seating area in which to retreat and relax with one's latest novel and a cup of coffee.

The two lovely bedrooms are both large enough to accommodate a double bed, with the 13' primary bedroom located to the rear and the second bedroom to the front. The living areas are completed by the modern shower room which is fully tiled and fitted with a three-piece suite in white, comprising of close-coupled WC, wall-mounted wash hand basin and shower cubicle with electric shower unit.

Externally, off-road parking facilities are provided for a number of vehicles on the lengthy paved driveway, which has been recently overhauled and leads to the detached single garage with electrically operated door. The good-sized gardens are mainly laid to lawn, with the rear being of a particularly good-size and not overlooked, enjoying a delightful open woodland aspect.

We would highly recommend an early inspection of this beautiful home.



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enquiries@redpathleach.co.uk



[www.redpathleach.co.uk](http://www.redpathleach.co.uk)



01204 800292



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