



REDPATH LEACH

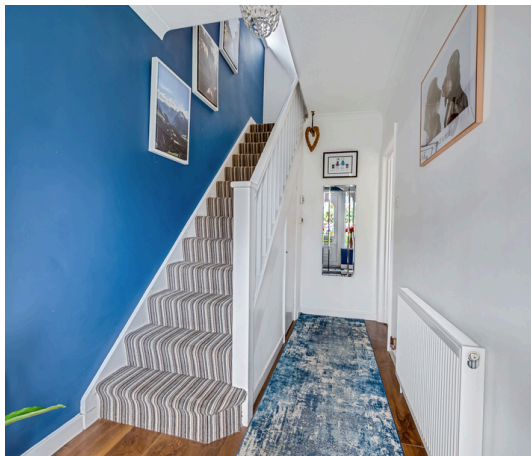
ESTATE AGENTS

FEATURES

- Three Bed Semi-Detached Property
- Popular & Convenient Location
- Circa 1,304 Square Feet in Total
- Extended & Well Presented Throughout
- Open Plan Kitchen/Diner/Family Room
- Beautifully Appointed Family Bathroom
- Attractive Gardens & Attached Garage

SOUTHGROVE
AVENUE, SHARPLES

O/O £290,000



Southgrove Avenue, Sharples



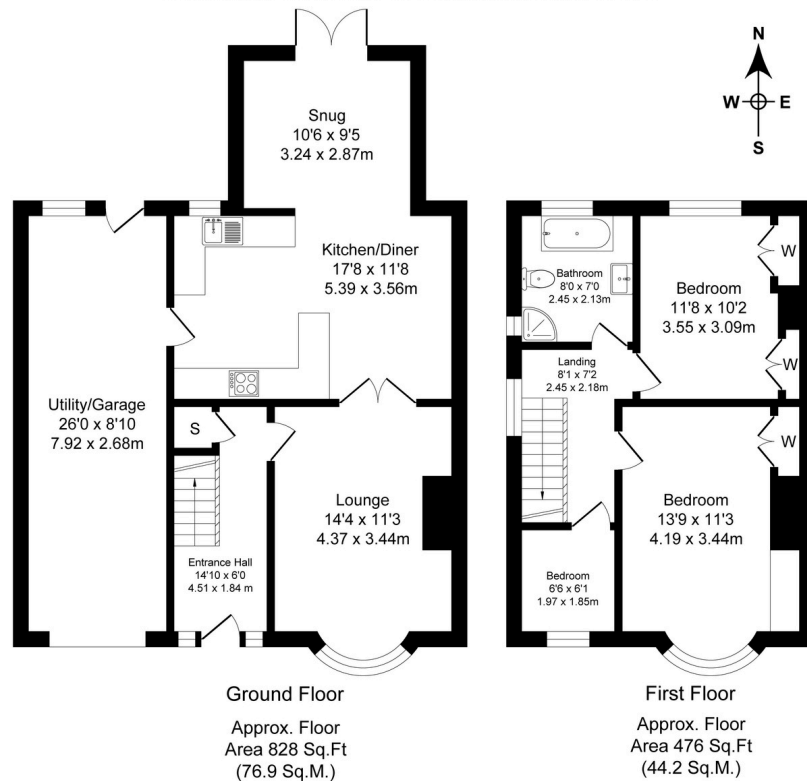
Southgrove Avenue, Sharples



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Total Approx. Floor Area 1304 Sq.ft. (121.1 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		83 B
69-80	C	71 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. 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.

Should one be searching for a spacious home in which to raise their little ones, then this traditional semi-detached property could be the perfect prospect, presented to a lovely standard throughout and having been skilfully extended to the rear, now affording that much desired open plan kitchen/diner/family room: a feature which has consistently proven to head the list of requirements for the contemporary buyer.

The property is situated in a most desirable location, just off Blackburn Road, within the popular locality of Sharpley. 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, one 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 circa 1,304 square feet in total, entering via the welcoming reception hallway with its spindled staircase rising to the first floor, where one is immediately enveloped by the warm and inviting ambience which is so prevalent throughout. The quality wooden flooring links the ground floor living spaces perfectly, creating a seamless flow as one proceeds through into the comfortable 14' lounge, which is flooded by natural light via the gorgeous feature bay window to the front elevation and enjoys a cosy atmosphere which is perfectly conducive to an evening of relaxation. One continues through into the superb adjoining open plan kitchen/diner/family room, with the option to open up or close off these individual spaces, as required, via the glazed double doors, which will be particularly useful when one is entertaining those most populous of gatherings, with guests also able to spill out onto the garden via the uPVC double glazed patio doors for an after-dinner glass of something sparkling. This wonderfully sociable environment is the epitome of modern day living and undoubtedly the hub of this home, with designated areas for cooking, dining and relaxing. The kitchen area is comprehensively fitted with an extensive range of high-gloss wall and base units in white, with contrasting black granite work surfaces and incorporating a host of integrated appliances, including high-level double electric oven, halogen hob with overhead extractor canopy and under-counter fridge.

Up on the first floor, the landing provides access to the three bright and appealing bedrooms – two doubles benefitting from built-in wardrobes and a single. The accommodation is completed by the sumptuously appointed family bathroom, which has been comprehensively updated in recent years, being a beautiful space in which to preen and polish before a night on the town. This fully tiled space is effortlessly stylish and fitted with a four-piece suite in classic white with trendy black fittings, comprising of WC, vanity wash hand basin, free-standing bath and separate shower cubicle.

Externally, the front garden is mainly laid to lawn, with mature planted borders and off-road parking facilities provided on the paved driveway, which also gives access to the attached 26' garage. Aside from providing secure vehicular parking and storage facilities, the garage also incorporates a handy utility area in which to keep the laundry out of view of unexpected visitors. The enclosed rear garden boasts generous proportions and a great deal of privacy, with the little ones able to burn off their energy on the lawn whilst the adults keep a watchful eye from either the block-paved patio area or decked seating area, which ensure there are plenty of options on which to site a rattan sofa or dining set. For those green-fingered buyers who enjoy a taste of the good life, the raised planters provide the opportunity to create one's own private allotment area for their fruit and vegetables.

We would anticipate that this lovely home will be in high demand and would highly recommend an early appointment to view.



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