



## 31 Sharples Hall Mews Sharples Hall Drive, Bolton

£90,000 Leasehold

Over 55s Apartment • Ground Floor • No Chain • Tastefully Decorated • Built In Wardrobes • Secure Private Parking • Communal Gardens • Economy 7 Electric Heating • Close to All Local Amenities • Popular Residential Location





Luxurious 1-bed apartment for over 55s in popular residential area. Impeccably finished with modern features, secure parking, and communal gardens. Ideal blend of comfort and convenience.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





### **Kitchen**

8' 4" x 8' 7" (2.54m x 2.62m)

A modern fitted kitchen with a range of high gloss floor and wall units, tiled splash backs, stainless steel sink under upvc window, large work tops, induction hob and electric oven with extractor above, central ceiling light.

### **Lounge**

11' 7" x 14' 4" (3.53m x 4.37m)

A spacious lounge with economy 7 electric storage heater, large upvc window with vertical blinds, central ceiling light, fully carpeted, multiple power points and aerial/Phone point.



### **Shower Room**

8' 4" x 5' 9" (2.54m x 1.75m)

A newly fit shower room with large walk in shower cubicle, wash basin with vanity unit, low level w.c, frosted upvc window, built in storage, single heated towel rail and laminate flooring.

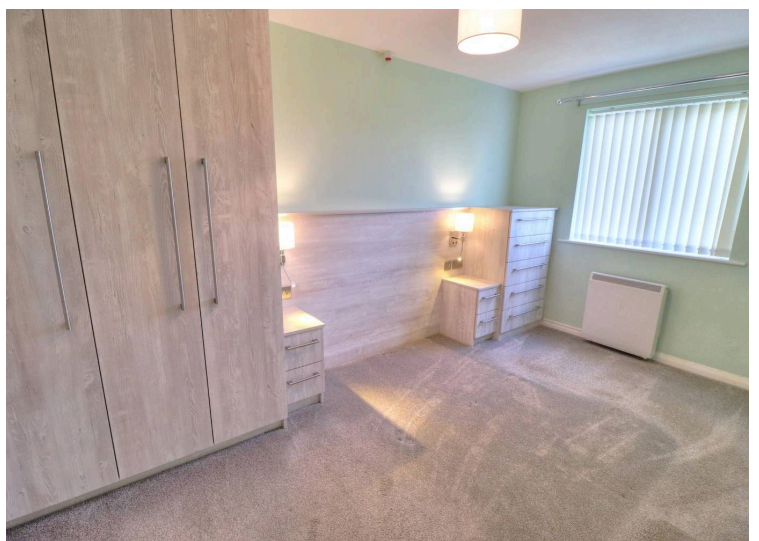


### **Bedroom**

14' 4" x 8' 4" (4.37m x 2.54m)

A generous double room with built in wardrobes and chest of draws, central ceiling light, large upvc window with vertical blinds, econ 7 electric storage heater, two bedside lamps, multiple power points and fully carpeted.





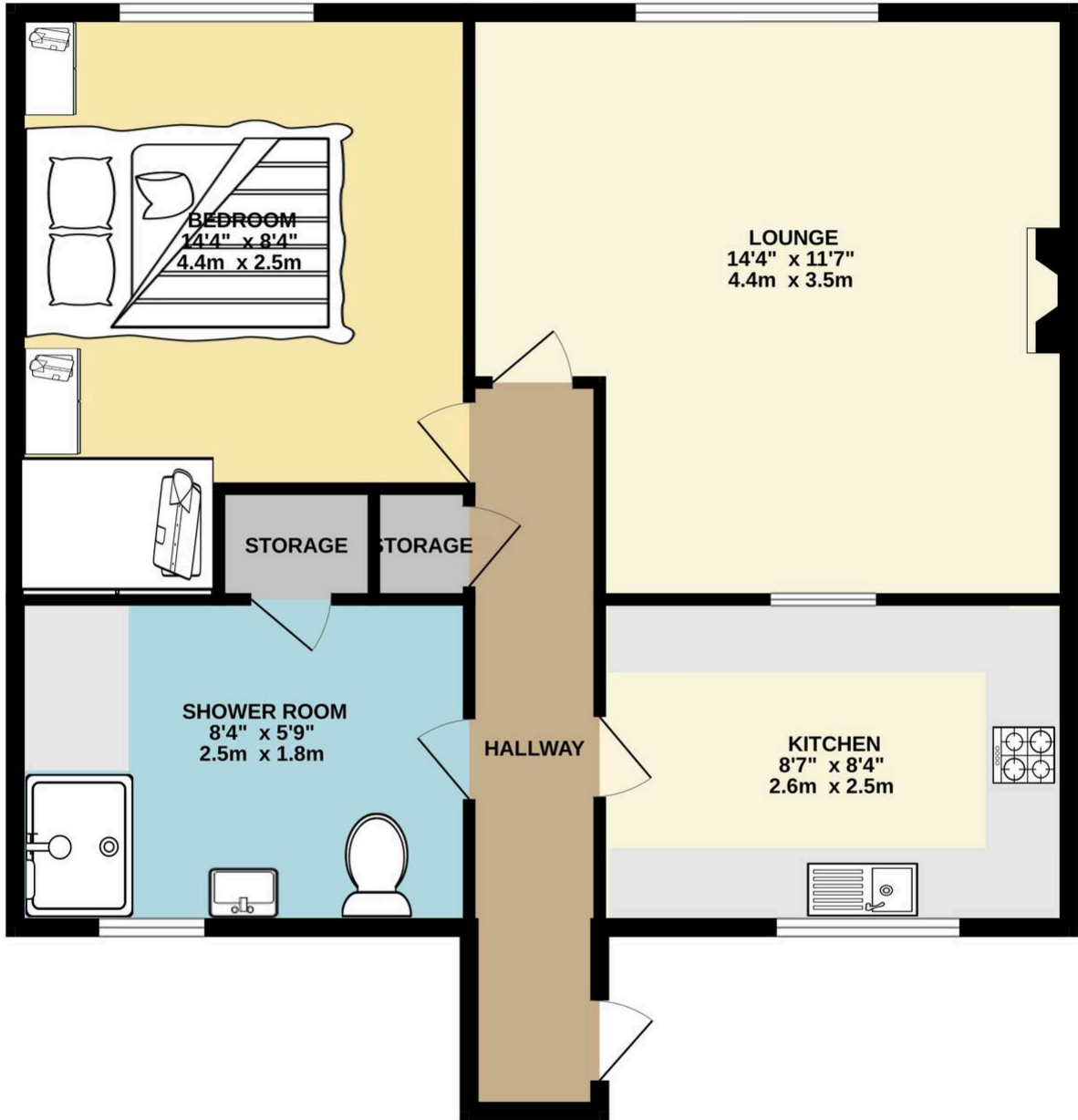




## FRONT GARDEN

A small flower bed to front with storage area for recycling and external use.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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