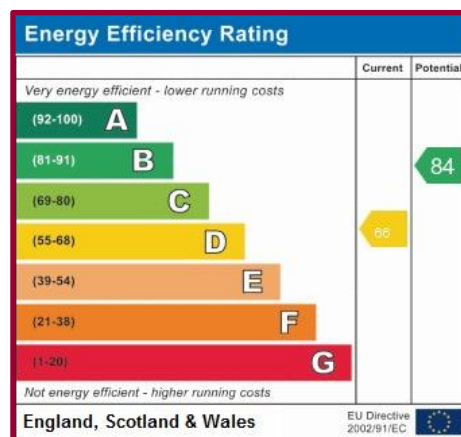
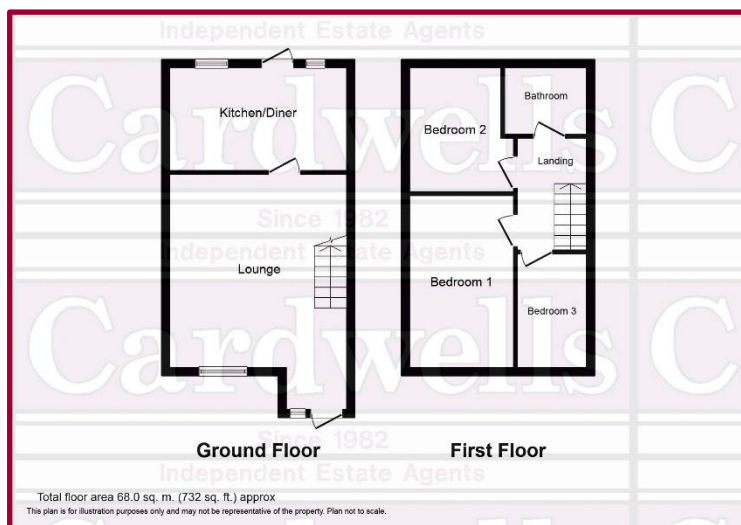




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SHORESWOOD, SHARPLES, BOLTON, BL1 7DD



- 3 Bedroom Detached
- Cul-de-sac, excellent location
- New Oven, hob & worktops
- Clean and well presented
- Gas C.H, uPVC D.G
- Open plan lounge, ftd kit/diner
- Driveway parking & garage space
- Vacant, NO CHAIN



OIRO £240,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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Offered to the market with the added advantage of vacant possession and no upward chain is this very well presented three bed detached property on the ever popular Shoreswood development.

Situated just off Belmont Road and as such being ideally positioned for the areas excellent amenities, popular bars and restaurants, highly regarded local nurseries and schools with excellent transport links all in close proximity. Briefly comprising: Upvc entrance door, porch, lounge with feature fireplace and surround, a recently upgraded dining kitchen, with new worktops, new oven & hob installed in 2025, landing, three good bedrooms and a family bathroom suite. To the outside is double driveway parking and there are well maintained gardens to front and rear.

Warmed by gas central heating and UPVC double glazed throughout, viewings are readily available, seven days a week by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your personal inspection.

Directions

Leave Bolton via Blackburn Road, through the traffic lights with Moss Bank Way and turn left onto Belmont Road, turn left onto Shoreswood and follow the road into the cul-de-sac where the property will be found on the left hand side.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 4' 6" x 5' 3" (1.37m x 1.59m) uPVC double glazed entrance door, radiator, uPVC double glazed window.

Lounge: 15' 9" x 14' 6" (4.81m x 4.41m) Open plan design with spindled staircase off. Portuguese stone fireplace and hearth with inset gas pebble flame fire. uPVC double glazed window, 2 radiators.

Kitchen diner: 8' 5" x 14' 6" (2.56m x 4.41m) Professionally fitted with a range of glossy white base cupboards with brand new worktops, oven & hob installed in 2025's, matching wall cabinets, composite sink with mixer tap, stainless steel and glass extractor canopy. Gas combi central heating boiler, plumbing for automatic washing machine. Built in pantry/cloaks cupboard, porcelain tiled floor, radiator, 2 uPVC double glazed windows and rear entrance door, spot lights to ceiling.

Landing: 8' 5" x 5' 7" (2.56m x 1.71m) uPVC double glazed window, loft access

Bedroom 1: 14' 1" x 8' 6" (4.29m x 2.59m) uPVC double glazed window, radiator.

Bedroom 2: 10' 2" x 8' 6" (3.09m x 2.59m) at widest points uPVC double glazed window, radiator.

Bedroom 3: 10' 0" x 5' 9" (3.04m x 1.76m) Built in store cupboard, uPVC double glazed window, radiator.

Bathroom: 5' 5" x 6' 8" (1.66m x 2.04m) Modern white suite, bath with electric shower above, w.c and wash basin, attractive wall tiling, heated towel rail, uPVC double glazed window.

Driveway/garage space: Paved driveway, space for garage subject to planning permission.

Gardens: Open plan lawned front garden, rear garden with paved patio and lawn, fenced and not directly overlooked.

Council Tax Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2008.00 per annum.

Plot Size Cardwells Estate Agents Bolton research shows the plot size is approximately 68m².

Tenure Cardwells Estate Agents Bolton research shows the property is of a freehold tenure

Flood Risk Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

