



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **86 Sharples Avenue, Bolton, BL1 7HF**

**Welcome to 86 Sharples Avenue...**An extensively extended semi detached family home with professionally landscaped gardens to the front and rear, situated in the highly desirable Sharples area of Bolton. The property has just been renovated to an extremely high standard throughout, where no expense has been spared by the current owners, making it both impressive and practical with plenty of space for family life. Boasting approximately 1750 sqft of living accommodation, with a wonderful open-plan kitchen-dining-family room to the rear, and two separate reception rooms downstairs to cater for any occasion. Upstairs, there are four double bedrooms, two with en-suites and a stunning family bathroom. Viewing is highly recommended to appreciate the true beauty of this home.

### **A Closer Look...**

After parking on the gravelled drive to the front of the home, step through the composite front door into the entrance hall. To your right is a generously sized room which would work equally well as a second lounge, or a ground floor bedroom. Dual aspect windows flood the space with natural light, and plush grey carpets make this versatile room light and airy. Back across the hallway is the lounge, with a modern bay window. Continuing through towards the rear of the home, you'll find the breath-taking open plan kitchen-diner-family room.

By extending to the rear of the property, the current owners have created a spacious and impressive area with vaulted ceilings and Velux windows, perfectly designed for both everyday family life and hosting family get-togethers. Grey kitchen units with classy marbled worktops offer lots of storage, as well as three ovens, integrated dishwasher and a black composite 1.5 strainer sink. A large kitchen island functions as both a food prep area, and with breakfast seating to one side, a brilliant entertaining space for your guests. A state-of-the-art induction hob with built-in extractor vents sits on the island, with additional storage below, and there are plumbing provisions for an American fridge-freezer. There is ample space for a grand dining table in front of the sliding patio doors, offering flexibility and flow during summer months to drift in between the garden and kitchen. With plenty of space for a lounge area, and accommodations for mounting televisions or creating a media wall, this room is as well designed as it is aesthetically beautiful. Underfloor heating, plumbed in to the boiler and controlled with Nest thermostats, ensures a comfortable temperature all year round.

Opposite the kitchen area is a door leading to a utility room with units to match the kitchen, plumbing for

washing machine and tumble dryer, as well as a sink and heated towel rail. A storage cupboard also houses the newly fitted combi-boiler for easy access. There is also a convenient downstairs W.C., with wall-hung corner basin and grey heated towel rail. If you need extra storage, you'll find a large storage cupboard adjacent to the kitchen, ensuring every inch of space in this home is functional.

### **Up to Bed...**

Following the plush grey carpets upstairs, you'll find four well-sized bedrooms, two with en-suites, and the beautiful family bathroom.

The master bedroom sits to the rear of the property, with lovely views over towards Bromley Cross and distant countryside as well as a Velux window. A stylish en-suite boasts part tiled elevations in feature emerald green to the walk-in shower, with rainfall showerhead, vanity basin with storage, W.C. with concealed flusher and an LED mirror.

To the front, the second bedroom is a spacious double size with a modern bay window. Making great use of the space, there is also an en-suite wet room, fully tiled in soft pink, with contrasting black hardware and a wall-hung basin.

Bedroom three, another spacious double, benefits from a bay window and a skylight roof window to fill the room with natural light. The fourth bedroom is located at the rear of the home and has the same beautiful views as the master bedroom.

Completing the upstairs, there is a stunning family bathroom, stylishly tiled in neutral tones with feature teal blue tiling to the bath. A waterfall showerhead sits over the P-shaped bathtub, with vanity basin with storage below, W.C., and chrome heated towel rail.

Every aspect of this home has been well-designed and renovated to the highest standards - viewing is a must!

Please note: the external elevations are currently being part-rendered in soft white as our photos show.

### **Outside Oasis...**

Stepping out of the large patio doors, you'll find a low maintenance garden perfect for enjoying warmer months with family. Wooden decking provides plenty of space for your garden furniture, BBQs and al-fresco dining. and there is a lawn for the children to play safely. The garden is fully enclosed, with laurel bushes to provide privacy. To the front of the property is a gravelled drive for two cars, and flowerbeds for you to create your own beautiful planting scheme.

**Out and about...** Located in a sought after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links. At the top of Eastgrove is access to playing fields to take the kids or walk the dog! It is also close to open countryside for outdoor pursuits!

**£550,000**



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Extensively Extended & Renovated to a High Standard
- Mature Semi-Detached Family Home
- Perfect Location for Families
- Amazing Open Plan Kitchen-Diner-Family Room
- Two Reception Rooms
- Utility Room & Downstairs W.C.
- Four Bedrooms / Two En-Suite
- Stylish Family Bathroom
- Driveway for 2 Cars
- Landscaped Gardens

## 86 Sharples Avenue, Bolton, BL1 7HF

**Welcome to 86 Sharples Avenue...**An extensively extended semi detached family home with professionally landscaped gardens to the front and rear, situated in the highly desirable Sharples area of Bolton. The property has just been renovated to an extremely high standard throughout, where no expense has been spared by the current owners, making it both impressive and practical with plenty of space for family life. Boasting approximately 1750 sqft of living accommodation, with a wonderful open-plan kitchen-dining-family room to the rear, and two separate reception rooms downstairs to cater for any occasion. Upstairs, there are four double bedrooms, two with en-suites and a stunning family bathroom. Viewing is highly recommended to appreciate the true beauty of this home.

### **A Closer Look...**

After parking on the gravelled drive to the front of the home, step through the composite front door into the entrance hall. To your right is a generously sized room which would work equally well as a second lounge, or a ground floor bedroom. Dual aspect windows flood the space with natural light, and plush grey carpets make this versatile room light and airy. Back across the hallway is the lounge, with a modern bay window. Continuing through towards the rear of the home, you'll find the breath-taking open plan kitchen-diner-family room.

By extending to the rear of the property, the current owners have created a spacious and impressive area with vaulted ceilings and Velux windows, perfectly designed for both everyday family life and hosting family get-togethers. Grey kitchen units with classy marbled worktops offer lots of storage, as well as three ovens, integrated dishwasher and a black composite 1.5 strainer sink. A large kitchen island functions as both a food prep area, and with breakfast seating to one side, a brilliant entertaining space for your guests. A state-of-the-art induction hob with built-in extractor vents sits on the island, with additional storage below, and there are plumbing provisions for an American fridge-freezer. There is ample space for a grand dining table in front of the sliding patio doors, offering flexibility and flow during summer months to drift in between the garden and kitchen. With plenty of space for a lounge area, and accommodations for mounting televisions or creating a media wall, this room is as well designed as it is aesthetically beautiful. Underfloor heating, plumbed in to the boiler and controlled with Nest thermostats, ensures a comfortable temperature all year round.

Opposite the kitchen area is a door leading to a utility room with units to match the kitchen, plumbing for washing machine and tumble dryer, as well as a sink and heated towel rail. A storage cupboard also houses the newly fitted combi-boiler for easy access. There is also a convenient downstairs W.C., with wall-hung corner basin and grey heated towel rail. If you need extra storage, you'll find a large storage cupboard adjacent to the kitchen, ensuring every inch of space in this home is functional.

### **Up to Bed...**

Following the plush grey carpets upstairs, you'll find four well-sized bedrooms, two with en-suites, and the beautiful family bathroom.

The master bedroom sits to the rear of the property, with lovely views over towards Bromley Cross and distant countryside as well as a Velux window. A stylish en-suite boasts part tiled elevations in feature emerald green to the walk-in shower, with rainfall showerhead, vanity basin with storage, W.C. with concealed flusher and an LED mirror.

To the front, the second bedroom is a spacious double size with a modern bay window. Making great use of the space, there is also an en-suite wet room, fully tiled in soft pink, with contrasting black hardware and a wall-hung basin.

Bedroom three, another spacious double, benefits from a bay window and a skylight roof window to fill the room with natural light. The fourth bedroom is located at the rear of the home and has the same beautiful views as the master bedroom.

Completing the upstairs, there is a stunning family bathroom, stylishly tiled in neutral tones with feature teal blue tiling to the bath. A waterfall showerhead sits over the P-shaped bathtub, with vanity basin with storage below, W.C., and chrome heated towel rail.

Every aspect of this home has been well-designed and renovated to the highest standards - viewing is a must!

Please note: the external elevations are currently being part-rendered in soft white as our photos show.

### **Outside Oasis...**

Stepping out of the large patio doors, you'll find a low maintenance garden perfect for enjoying warmer months with family. Wooden decking provides plenty of space for your garden furniture, BBQs and al-fresco dining. and there is a lawn for the children to play safely. The garden is fully enclosed, with laurel bushes to provide privacy. To the front of the property is a gravelled drive for two cars, and flowerbeds for your to create your own beautiful planting scheme.

**Out and about...** Located in a sought after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links. At the top of Eastgrove is access to playing fields to take the kids or walk the dog! It is also close to open countryside for outdoor pursuits!

**£550,000**



**Front Elevation**



**Entrance Hallway**



**Second Lounge / Ground Floor Bedroom**



**Lounge**



**Kitchen-Diner-Family Room**





**Kitchen Additional Pictures**





**Kitchen-Diner-Family Additional Pictures**



**Utility**



**Downstairs W.C.**



### Master Bedroom



### Master En-Suite



**Bedroom 2 & En-Suite**



**Bedroom 3**





**Bedroom 4**



**Family Bathroom**





### Views



### Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property