



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 _____

83 Sharples Avenue, Bolton, BL1 7HE

Welcome to 83 Sharples Avenue...

A mature semi-detached family home, located in the highly desirable area of Sharples in Bolton. Briefly comprising of entrance vestibule, lounge, dining room, kitchen, three bedrooms and 4-piece family bathroom. This home is in a great location for schools, local amenities and outdoor pursuits.

A Closer Look...

Step through the entrance vestibule and into the lounge, where a lovely bay window fills the room with natural light. A feature stone chimney breast hosts a gas fire to add a cosy ambience during colder months. Continue through and you'll find the dining room, with feature ceiling beams and a secret utility room hidden behind the panelled wall! An open arch leads to the modern kitchen, where a range of sleek fitted charcoal grey units have plumbing provisions for a cooker with extractor hood, and integrated fridge-freezer. There is breakfast bar seating to one side, and two large windows overlook the rear garden.

Off to Bed...

Upstairs, you'll find three bedrooms and a recently fitted bathroom. The master sits to the front of the home, enjoying a bay window and fitted wardrobes. Bedroom two is a good double size and benefits from leafy views to the rear. The third bedroom is ideal for use as a nursery or home office. Completing the upstairs is the newly refitted family bathroom with fully tiled elevations, boasting a large walk-in shower, bathtub, W.C., pedestal basin and chrome heated towel rail. An in-built cupboard offers storage for towels and toiletries.

Outside...

To the rear of the home is a south-facing garden which offers a great balance of low-maintenance colour and interest. A flagged patio sits just outside the house, ready for you to set your furniture up and enjoy the best of British weather. To the rear of the garden is a wooden deck, surrounded by flowerbeds and mature hedges. A pedestrian path leads around the side of the house for convenience.

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 Avenue, there is access to playing fields to take the kids or walk the dog. It is also close to open countryside for outdoor pursuits and a variety of great walks.

83 Sharples Avenue, Bolton, BL1 7HE

£240,000

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Mature Semi-Detached Home
- Garden Fronted
- Lounge
- Kitchen-Diner
- Utility Space
- Three Bedrooms
- Modern 4-Piece Bathroom
- South Facing Garden to Rear
- Ideal Location for Growing Families

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Front Elevation



Entrance Vestibule & Hall



Lounge





Dining Room



Kitchen





First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom





Garden



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