

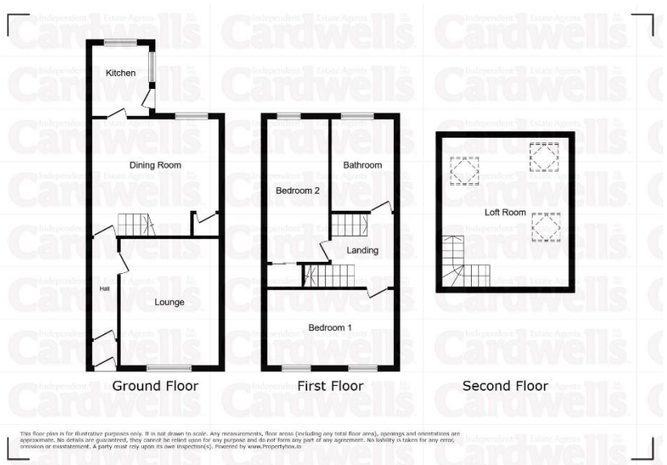












This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fmypyhow.io

Independent Estate Agents Est. 1982 Cardwells

Independent Estate Agents Est. 1982 Cardwells™

www.cardwells.co.uk

ASHWORTH LANE, SHARPLES, BL1 8RS



- Two bed mid terrace over three levels
- No onward chain! Vacant possession
- Vestibule/reception hallway/lounge
- Basic fitted kitchen/1st floor landing
- Two bedrooms/4 piece family bathroom
- Useful loft room/detached single garage
- Warmed by gas ch/upvc double glazed
- Fabulous amenities/transport links







£175,000

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



Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwells Estate Agents Bolton offer to the market this substantial two bedroom mid terrace property situated in the sought of area of Sharples on Ashworth Lane. In the catchment area for highly regarded local schools including Sharples, Smithills, Thornleigh Salesian College, Cannon Slade and Turton with amenities, fantastic transport links via the A666 motorway network and close to places of worship. Boasting flexible accommodation of approximately 110m² and briefly comprising: composite entrance door, vestibule, reception hallway, lounge, dining room, basic fitted kitchen, first floor landing with two bedrooms, four piece family bathroom and access to a useful loft room which would suit a variety of uses. It is fair to point out that the property would benefit from cosmetic upgrading to fulfil is potential however this is the perfect opportunity to create a wonderful family home. Available with NO UPWARD CHAIN! and vacant possession, warmed by gas central heating and uPVC double glazed throughout. To the outside is readily available on street parking with a low maintenance front garden and to the rear is a yard giving access to a single detached garage. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: 3' 3" x 3' 2" (0.99m x 0.96m) Composite entrance door into the vestibule with a timber and glass door giving access to:

Hallway: 11' 11" x 3' 2" (3.63m x 0.96m) Wall mounted radiator.

Lounge: 14' 11" x 11' 7" (4.54m x 3.53m) uPVC double glazed window, wall mounted radiator.

Dining Room: 13' 9" x 13' 4" (4.19m x 4.06m) Enclosed staircase to the first floor landing, built in storage cupboards, uPVC double glazed window, wall mounted radiator.

Kitchen: 8' 4" x 6' 9" (2.54m x 2.06m) Basic fitted kitchen, two uPVC double glazed windows, uPVC door giving access to the rear.

First floor landing: 8' 10" x 7' 4" (2.69m x 2.23m) Door giving access to the loft room.

Bedroom One: 8' 11" x 15' 2" (2.72m x 4.62m) Two uPVC double glazed windows, wall mounted radiator, under stairs storage.

Bedroom Two: 16' 11" x 7' 3" (5.15m x 2.21m) uPVC double glazed window, wall mounted radiator, cupboard housing the gas combination boiler.

Family Bathroom: 10' 11" x 7' 3" (3.32m x 2.21m) Four piece suite comprising wc, wash basin on a vanity unit, bath, walk in shower cubicle, frosted uPVC double glazed window, wall mounted heated towel rail.

Loft Room: 17' 7" x 14' 10" (5.36m x 4.52m) Built in eaves storage, three velux windows, wall mounted radiator.

Outside: Low maintenance front garden and to the rear is a yard giving access to a detached single garage.

Plot Size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 110m2.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a Leasehold tenure, 990 years from 12th May 1907.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is in the conservation area of Bank Top.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

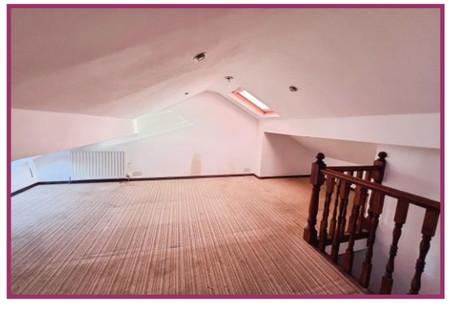
Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd



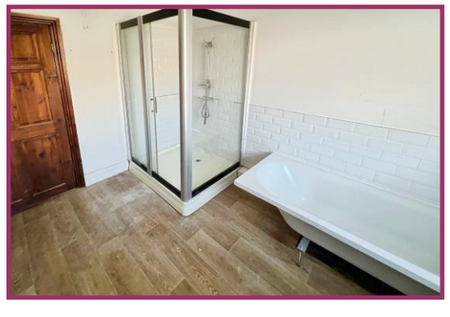














Independent Estate Agents Cardwells Est. 1982