



WRENBURY DRIVE, SHARPLES, BL1 7RX



- Two double bedrooms
- Double glazed conservatory
- Spacious lounge
- Fitted kitchen
- Pleasant outlook to the rear
- Ample off-road parking
- Ideal FTB, investment or downsizing
- Access to local amenities transport links



£249,950

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offers an excellent opportunity for first time buyers, downsizers or investors, this well-presented two double bedroom home is situated in the ever-popular Sharples area of Bolton and benefits from a generous driveway and a spacious conservatory. Internally, the property comprises an entrance porch, hallway, lounge and a fitted kitchen. To the rear, a double glazed conservatory provides additional living space, dining space or home office. To the first floor are two well-proportioned double bedrooms along with a family bathroom. Externally, the property benefits from a generous driveway providing ample off-road parking. The rear garden offers a private outdoor space. Located within the highly sought-after Sharples area, the property is conveniently placed for local shops, schools, amenities and countryside walks, whilst Bolton town centre is only a short distance away. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed front door leading to the porch with UPVC frosted double glazed window to the front aspect.

Lounge: 17' 5" x 13' 0" (5.30m x 3.96m) UPVC double glazed window to the front aspect, two radiators ornamental fireplace, tiled hearth, open plan staircase to the landing, built in under stairs storage cupboard, coving to the ceiling.

Kitchen: 9' 1" x 13' 0" (2.77m x 3.96m) UPVC double glazed window and door to the conservatory aspect, modern fitted wall and they units with complementary working surfaces and tiled splashbacks, built in oven, electric hob, stainless steel extractor fan above, integrated fridge freezer, tiled floor, radiator, space for a washing machine, space for a dishwasher, sink unit with mixer tap, radiator.

Conservatory: 11' 0" x 11' 5" (3.35m x 3.48m) The conservatory is of brick construction with the rest being UPVC double glazed with French doors leading out onto the rear garden radiator, spotlights to the ceiling.

Landing: Access to the loft, doors lead to:

Bedroom One: 9' 1" x 13' 0" (2.77m x 3.96m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Two: 9' 0" x 12' 10" (2.74m x 3.91m) UPVC double glazed window to the rear aspect, radiator below, built-in storage covered.

Bathroom: 4' 8" x 8' 5" (1.42m x 2.56m) UPVC frosted double glazed window to the side aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap, close coupled WC, fitted storage cupboards, tiled floor, chrome plated towel rail, inset spotlights to the ceiling.

Outside: There is a paved front garden/driveway which provides ample off street parking. The driveway continues along the side elevation and a wooden gate gives access to the rear garden. There is a rear paved area and a raised laid to lawn garden with plant displays aside.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Approx Floor Area: The overall approximate floor area is around 65 square metres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

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.

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.

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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

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