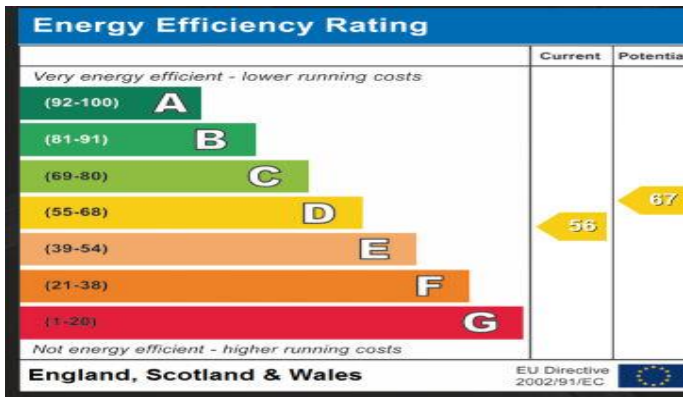




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WESTCLIFFE ROAD – SHARPLES – £450,000

Situated on one of Sharples' most desirable residential roads, this impressive traditional semi-detached family home, dating back to 1914, offers an abundance of character, space and timeless charm. Retaining a wealth of original period features including beautiful stained glass leaded windows, decorative coving, ceiling roses and generous proportions throughout, the property presents a rare opportunity to acquire a substantial Edwardian home in a highly sought-after location. The accommodation begins with an attractive entrance porch featuring original leaded stained glass windows, opening into a welcoming reception hallway. The ground floor provides exceptional living space comprising a formal lounge, elegant sitting room, separate dining room, fitted kitchen and a conservatory overlooking the rear garden, ideal for both family living and entertaining. To the first floor, a spacious landing leads to three generous double bedrooms, a family bathroom and a separate WC. Externally, the property boasts a block-paved driveway providing ample off-road parking and leading to a garage with an electric up-and-over door. The rear garden is a particular highlight, offering a delightful and private outdoor retreat with mature trees, a manicured lawn, well-stocked flower beds and borders, a charming pond and a shaded patio area perfectly suited for relaxing and enjoying the surroundings. Additional ancillary accommodation accessed from the garden includes a utility room with space for appliances, a storage room, separate WC and direct access into the garage. The property is exceptionally well placed for families, with highly regarded educational establishments within close proximity including Sharples Primary School and Sharples School, one of Bolton's most popular secondary schools. For commuters, Westcliffe Road offers excellent conn Lity via the nearby A666 Blackburn Road corridor, providing convenient access to Bolton town centre, Blackburn, Manchester and the wider motorway network including the M61 and M69, making it an ideal location for those travelling throughout Greater Manchester and Lancashire. A variety of places of worship are also available within approximately two miles of the property, including St Paul's Church, Holy Infant & St Anthony RC Church, United Reformed Church, Halliwell Methodist Church, Salesian Fathers at Sharples Park and Taiyabah Mosque & Islamic Education Centre, reflecting the area's well-established and diverse community. Combining period elegance, spacious accommodation, beautiful gardens and a prime Sharples location, this exceptional family home offers a rare opportunity to enjoy a wonderful lifestyle in one of Bolton's most prestigious residential neighbourhoods. Early viewing is highly recommended.

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

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch:

Ceiling light point, single glazed original leaded lights feature windows, tiled flooring, door leading into the hallway.

Entrance hall:

Ceiling light point, picture rail, radiator, under stairs storage, stairs leading to the first floor.



Sitting room: 12' 11" x 11' 10" (3.94m x 3.61m)

Ceiling light point with rose, wall lamps, picture rail, single glazed bay window to the front, single glazed feature leaded windows to the side, radiator, feature fireplace and surround.



Lounge: 16' 0" x 12' 3" (4.88m x 3.74m)

Ceiling light point with rose, wall lamps, picture rail, single glazed bay window to the front, radiator, feature fireplace and surround.



Dining room: 12' 3" x 11' 10" (3.74m x 3.60m)

Ceiling light point with rose, wall lamps, coving to the ceiling, picture rail, feature fireplace and surround, radiator, double glazed window to the rear.



WC: 6' 1" x 2' 10" (1.85m x 0.87m)

Ceiling light point, single glazed frosted window to the rear, coving to the ceiling, wc.



Garage: 20' 6" x 9' 7" (6.26m x 2.92m)

Electric up and over garage door, single glazed window to the side.

Utility room: 9' 0" x 7' 9" (2.74m x 2.37m)

Ceiling light point, single glazed window to the side, fitted wall and base units integrated stainless steel sink with drainer, space for a washing machine, dryer and fridge/freezer.



Outside WC: 5' 0" x 3' 0" (1.52m x 0.91m)

Ceiling light point, wc

Outside:

To the front of the property there is gated access to a large block paved driveway, with a flowerbed to one side, leading to the good sized garage. The rear of the property has a beautiful well stocked mature garden with a plethora of trees and flower beds, beautiful manicured lawn, pond and patio areas.



Kitchen: 11' 10" x 5' 9" (3.60m x 1.76m)

Ceiling light point with rose, coving to the ceiling, single glazed windows and door leading to the conservatory, range of fitted wall and base units with integrated one and a half bowl sink with mixer tap and drainer, integrated extractor fan, electric hob and oven, fridge, tiled floor with splashback to the walls.



Conservatory: 10' 8" x 8' 3" (3.26m x 2.51m)

Ceiling light point, double glazed windows, tiled flooring, double glazed French doors leading to the garden.



Landing:

Ceiling light point with rose, wall lamps, coving to the ceiling, picture rail, single glazed feature leaded windows to the side, loft access.



Bedroom 1: 16' 0" x 12' 3" (4.88m x 3.74m)

Ceiling light point with rose, coving to the ceiling, wall lamps, picture rail, feature fireplace and surround, radiator.



Bedroom 2: 12' 10" x 11' 11" (3.91m x 3.63m)

Ceiling light point with rose, coving to the ceiling, picture rail, feature fireplace and surround, single glazed window to the front with single glazed feature leaded windows to the side, radiator.



Bedroom 3: 12' 3" x 11' 10" (3.74m x 3.60m)

Ceiling light point with rose, coving to the ceiling, picture rail, radiator, feature fireplace and surround.



Bathroom: 8' 8" x 6' 0" (2.64m x 1.82m)

Ceiling light point with rose, wall lamps, single glazed window overlooking the rear garden, coving to the ceiling, cast iron roll top bath with mixer tap, pedestal sink, heated towel rail, tiled floor with splashback to the walls, extractor fan.



