



**WRENBURY DRIVE, SHARPLES, BL1 7RX**



- Stunning four bedroom semi detached
- Porch/lounge/dining room/conservatory
- Very well appointed dining kitchen
- Landing/four bedrooms/three doubles
- Warmed by gas Ch/uPVC double glazed
- Double driveway parking/single garage
- Large low maintenance garden/patio area
- Beautiful four piece family bathroom suite



**£325,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market this simply stunning four bedroom semi detached property on Wrenbury Drive in Sharples. On the cusp of beautiful countryside yet within the catchment area for local highly regarded nurseries, schools and outdoor pursuits with excellent transport links all on the doorstep. Briefly comprising: Porch, hallway, lounge, dining room, very well appointed dining kitchen, conservatory, landing, four bedrooms and a beautiful four piece bathroom suite with under floor heating . To the outside is double driveway parking and a small front garden giving access to a single garage with electronically operated door and to the rear is a large low maintenance laid to Astroturf lawn complete with an Indian stone flagged patio. A personal inspection comes with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). In the first instance there is a walk through video for your perusal.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door into.

**Porch:** 2' 9" x 5' 9" (0.84m x 1.75m) Two uPVC double glazed windows, wall mounted radiator, timber and glass door giving access to.

**Hallway:** 6' 8" x 3' 6" (2.03m x 1.07m) Wall mounted radiator, enclosed staircase giving access to the landing, double timber doors giving access to.

**Lounge:** 13' 1" x 11' 9" (3.98m x 3.58m) Feature fireplace and surround with ornamental fire, uPVC double glazed window, under stairs storage cupboard, wall mounted radiator.

**Dining room:** 11' 0" x 7' 11" (3.35m x 2.41m) Wall mounted radiator, sliding doors giving access to the conservatory.

**Kitchen:** 11' 7" x 15' 2" (3.53m x 4.62m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, block wood worktops, integrated dishwasher, oven and grill, space for white goods, fitted breakfast bar, five ring induction hob with overhead extractor, complementary tiled splash backs , wall mounted gas combination boiler, uPVC door giving access to the rear garden, personal door giving access to the garage.

**Garage:** 13' 4" x 6' 10" (4.06m x 2.08m) With electronically operated roller shutter door

**Conservatory:** 10' 0" x 8' 8" (3.05m x 2.64m) Brick and uPVC build, double door doors giving access to the rear garden.

**Landing:** Pull down ladder giving access to a part boarded loft.

**Bedroom 1:** 18' 6" x 7' 3" (5.63m x 2.21m) Two uPVC double glazed windows, wall mounted radiator.

**Bedroom 2:** 13' 7" x 8' 10" (4.14m x 2.69m) Professionally fitted wardrobes, uPVC double glazed window, wall mounted radiator.

**Bedroom 3:** 9' 1" x 8' 10" (2.77m x 2.69m) Built in wardrobe, uPVC double glazed window, wall mounted radiator.

**Bedroom 4:** 10' 0" x 6' 5" (3.05m x 1.95m) Built in airing cupboard, uPVC double glazed window, wall mounted radiator.

**Bathroom:** 5' 10" x 13' 11" (1.78m x 4.24m) Beautiful four piece suite comprising Wc, wash basin on a vanity unit, corner walk in shower cubicle, bath, full aqua boarding, inset ceiling spotlights, wall mounted radiator, under floor heating, two frosted uPVC double glazed windows.

**Outside:** To the outside is double driveway parking with a small front garden and to the rear is a large low maintenance laid to astroturf lawn with an Indian stone flagged patio area.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells Estate Agents Bolton pre market research shows that the property is of a freehold tenure.

**Council tax:** Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2,133 per annum payable to Bolton council.

**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 not in a conservation area.

**Plot size:** Cardwells estate agents Bolton research indicates the property is in approximate plot size 0.05 acre

**Total area:** Cardwells estate agents Bolton research indicates the property is approx 1248.61 sq ft

**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

