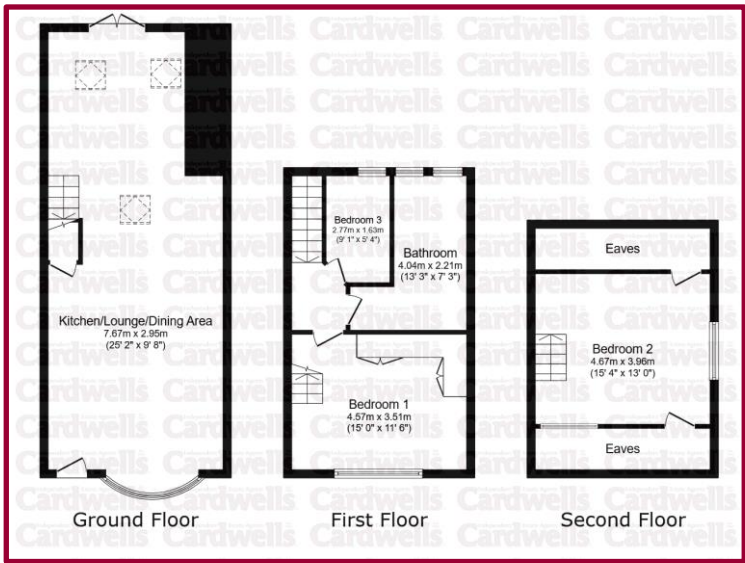
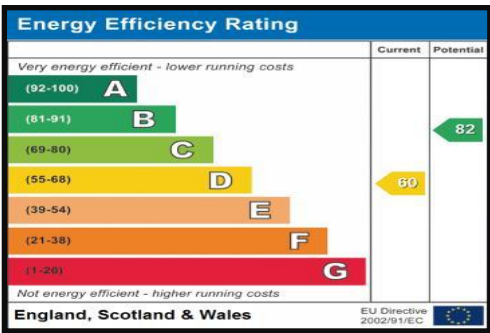




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MOSS LEA, SHARPLES, BL1 6PL



- Charming three-bedroom cottage
- Situated on a private road
- Character features throughout
- Feature fireplace with multi-fuel stove
- Spacious lounge, Open plan kitchen/dining
- Traditional gas-fired AGA cooker
- Large additional garden opposite the property
- Private parking, EV charging point



£249,950

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
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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.

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 Est. 1982

Nestled along a quiet private road in the highly sought-after area of Sharples, this delightful three-bedroom cottage offers a wealth of charm and character, combined with practical modern features and generous outdoor space. Rarely do properties of this nature come to the market, making this an excellent opportunity for those seeking a home with genuine personality. The accommodation is rich in traditional features and comprises a welcoming lounge centred around a feature fireplace with a multi-fuel stove, creating a cosy focal point and the perfect place to relax. The heart of the home is the spacious open plan kitchen and dining room, fitted with a traditional gas-fired AGA cooker, providing a wonderful space. The bedrooms are over three floors, all complemented by the character and charm. Externally, the property enjoys a picturesque cottage-style garden immediately to the front. Across from the property is a substantial additional garden offering excellent outdoor space for families and gardening enthusiasts alike. This area also benefits from private parking and an EV charging point. Sharples remains one of Bolton's most desirable residential locations, offering easy access to highly regarded schools, local amenities, countryside walks and excellent commuter links. A truly charming cottage offering character, charm and excellent outdoor space in a prestigious Sharples location. Early viewing is highly recommended through Cardwells estate agents Bolton 01204 381 282 bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Open plan lounge kitchen dining room: 25' 2" x 14' 10" (7.66m x 4.52m) UPVC double glazed bay window incorporating a window seat, feature fireplace incorporating a multi fuel burning stove mounted on a tiled hearth with a wooden surround, stone flagged floor, beams to the ceiling.

kitchen: Range of fitted wall and base units with wooden work top surfaces and breakfast bar, Belfast sink with mixer tap, gas Aga stone flagged floor, tiled splashbacks, inset spotlights, built in storage cupboard integrated fridge and freezer, wine fridge.

Dining Area: 11' 8" x 9' 8" (3.55m x 2.94m) Double glazed French doors with windows aside, rear aspect, three double glazed Velux skylight windows, stone flagged floor and tiled area, fitted storage cupboards, space for a washing machine, inset spotlights to the ceiling, enclosed staircase to the landing doors lead to:

Bedroom One: 11' 6" x 15' 0" (3.50m x 4.57m) Single glazed Georgian style window to the front aspect, radiator below, fitted wardrobes with a matching dressing table unit beam to the ceiling.

Bedroom Three: 9' 1" x 5' 4" (2.77m x 1.62m) UPVC double glazed window to the rear aspect, radiator.

Bathroom: 13' 3" x 7' 3" (4.04m x 2.21m) UPVC double glazed window and a single glazed window to the rear aspect, traditional style suite, comprising freestanding bath with mixer tap and a shower attachment, shower cubicle, wash basin, close coupled WC, part tiling to the walls, heated towel rail, wooden beam to the ceiling, part tiling to the walls, inset spotlights. From the first floor landing the staircase continues to bedroom two.

Bedroom Two: 13' 0" x 15' 4" (3.96m x 4.67m) UPVC double glazed window to the front aspect, radiator below, original open fireplace, fitted storage cupboards, built in eaves/storage space, radiator, wooden beams to the ceiling.

Outside: There is a delightful cottage style garden to the front with well stocked features and tree displays. An Indian stone paid pathway leads to the front door. Directly opposite there is a substantial garden and a parking area with an EV car charging point. There is an enclosed yard to the rear with Indian stone paving and a built-in storage shed. A gateway gives access for bin collection via the rear of the cottages.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Approx Floor Area: The overall approximate floor area is around 102 square metres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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.

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

