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**THE BEECHES, SHARPLES, BL1 7BS**



- Detached family home
- Superb corner plot, double garage
- Four double bedrooms
- Family bathroom and en-suite
- Cloakroom/wc and Utility
- Large conservatory with bi-fold doors
- Cul-de-sac position
- Spacious modern kitchen/dining room



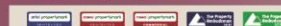
**Offers in the Region Of £485,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

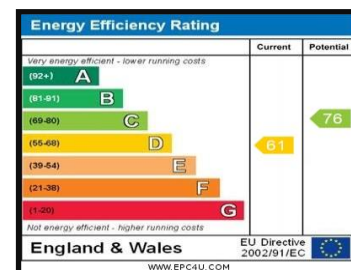
**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
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**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings 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 inspections. Powered by www.propertybox.co.uk

Located within a small development off Belmont Road, on the fringe of the West Pennine Moors and ideally placed at the head of a quiet cul-de-sac, is this superb detached family home which occupies a fantastic plot. The accommodation is well presented throughout and comprises an entrance hallway, utility, cloakroom/wc, kitchen/dining room, lounge and large conservatory to the ground floor. To the first floor there are four double bedrooms, the master having an en-suite and a family bathroom. Externally there is a large driveway with space for multiple cars which leads to a detached double garage with electric up and over door, lawned garden with mature plant beds at the front. The rear and side of the property have private landscaped gardens with laid to lawn, patio area, rockery, mature plant beds and a raised decking area complete with BBQ and storage shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Laminate effect flooring, under stairs storage, radiator, space for a washing machine.

**Utility Room:** 9' 3" x 3' 10" (2.83m x 1.16m) extending to 2.24m max Radiator, tiled floor and walls, double glazed window to the front, stable door to the side.

**Cloakroom/wc:** 6' 3" x 3' 1" (1.9m x 0.95m) Double glazed window to the front, wall mounted boiler, vertical ladder radiator, wc, vanity unit with inset sink, tiled floor and walls.

**Kitchen/Dining Room:** 22' 8" x 10' 11" (6.91m x 3.32m) Vertical ladder radiator, laminate effect flooring, range of fitted wall and base units with stunning complementary worktops incorporating a one and a half stainless steel sink with mixer tap, integrated appliances including an extractor fan, four ring induction hob, double electric oven, fridge/freezer, dishwasher, plinth heater.

**Conservatory:** 18' 1" x 13' 4" (5.51m x 4.06m) L shaped conservatory with laminate effect flooring, radiator, bi-folding doors leading onto the patio area.

**Lounge:** 17' 9" x 11' 10" (5.41m x 3.61m) Vertical wall mounted radiator, double glazed window to the front, laminate effect flooring, flame effect fire and surround, patio doors leading into the conservatory.

**Landing:** Double glazed window to the front, storage cupboard, loft access.

**Bedroom 1:** 14' 4" x 10' 0" (4.37m x 3.05m) Radiator, double glazed window to the rear, fitted wardrobes, door leading into the en-suite.

**En-suite:** 7' 3" x 4' 11" (2.22m x 1.51m) Double glazed window to the side, vertical wall mounted ladder radiator, three piece suite incorporating a vanity unit with inset sink, wc, shower cubicle, tiled floor and walls.

**Bedroom 2:** 12' 5" x 9' 8" (3.78m x 2.95m) Double glazed window to the rear, radiator, fitted wardrobes.

**Bedroom 3:** 11' 0" x 7' 10" (3.36m x 2.39m) Radiator, double glazed window to the rear.

**Bedroom 4:** 9' 0" x 7' 9" (2.75m x 2.36m) Double glazed window to the front, fitted wardrobes.

**Family Bathroom:** 7' 3" x 5' 10" (2.22m x 1.77m) Vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, panel Jacuzzi bath with electric shower over, tiled flooring and walls.

**Externally:** To the front of the property there is a large driveway with space for multiple cars which leads to a detached double garage and a lawned garden with mature plant beds. To the rear and side of the property there are private landscaped gardens with laid to lawn, patio area, rockery, mature plant beds and a raised decking area complete with BBQ and storage shed.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.13 acres.

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

**Council Tax:** Cardwells estate agents Bolton research shows the property is band E annual charges of £2625

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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