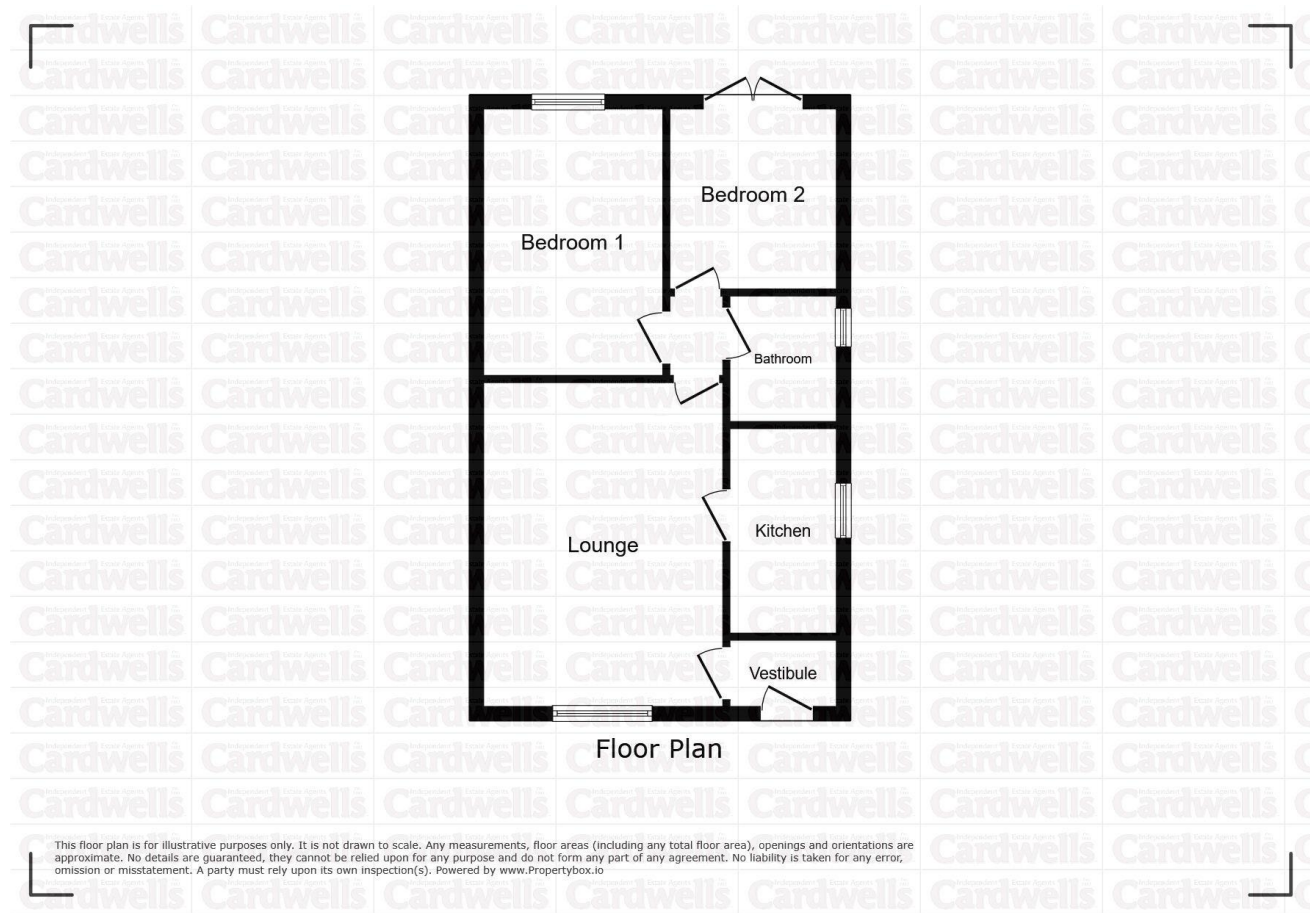




CRUNDALE ROAD, BOLTON, BL1 7RR



- 25% shared ownership
- Semi detached bungalow
- Two well proportioned bedrooms
- Recently ftd wardrobes to main bedroom
- Modern shower room
- Large block paved driveway
- Close to local shops and amenities
- Excellent commuter routes



Shared Ownership £45,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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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.



An excellent opportunity to acquire this well-presented two-bedroom semi-detached bungalow situated within the highly sought-after residential area of Sharples, Bolton. Offered for sale on a 25% shared ownership basis, with rent payable on the remaining 75% share, this property provides an affordable route onto the property ladder whilst enjoying all the benefits of a well-maintained home in a desirable location. The accommodation briefly comprises a vestibule entrance, leading into a comfortable and inviting lounge, a fitted kitchen, a modern shower room, and two bedrooms, with the principal bedroom benefiting from recently fitted wardrobes providing excellent storage space. Externally, the property enjoys a generous block-paved driveway, providing off-road parking for multiple vehicles. A pathway down the side of the property leads to the rear garden, which is larger than average, private, and designed to be low maintenance, making it ideal for those looking to enjoy outdoor space without the burden of extensive upkeep. The property occupies a convenient position close to a range of local shops, amenities and everyday conveniences, whilst also benefitting from regular bus routes nearby, providing easy access into Bolton town centre and surrounding areas. For those who commute, the property enjoys excellent access to major transport links and commuter routes, including the A58, A666 and the wider motorway network, making travel throughout Greater Manchester and beyond straightforward. Early viewing is highly recommended to appreciate the accommodation and location on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, radiator, storage cupboard housing the electrical consumer unit.

Lounge: 15' 11" x 10' 5" (4.86m x 3.18m) Ceiling light point, radiator, living flame gas fire and surround.

Kitchen: 10' 1" x 5' 1" (3.07m x 1.54m) Downlights, double glazed window to side, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, fridge freezer, space for a washing machine and gas cooker, tiled floor and walls.

Bedroom 1: 13' 1" x 8' 10" (4m x 2.69m) Ceiling light point, double glazed window to the rear, fitted wardrobes, radiator.

Bedroom 2: 9' 5" x 6' 11" (2.86m x 2.10m) Ceiling light point, radiator, double glazed French doors to the rear.

Bathroom: 6' 1" x 4' 11" (1.85m x 1.51m) Ceiling light point, extractor fan, double glazed window to side, three-piece suite incorporating a WC, sink, walk-in shower cubicle with multi jet shower, wall mounted vertical ladder radiator, tiled floor and wall walls

Note: Onward Homes rental charge is currently £277.85 per month.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 99 years from 7 November 1994

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 491 sq ft.

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

