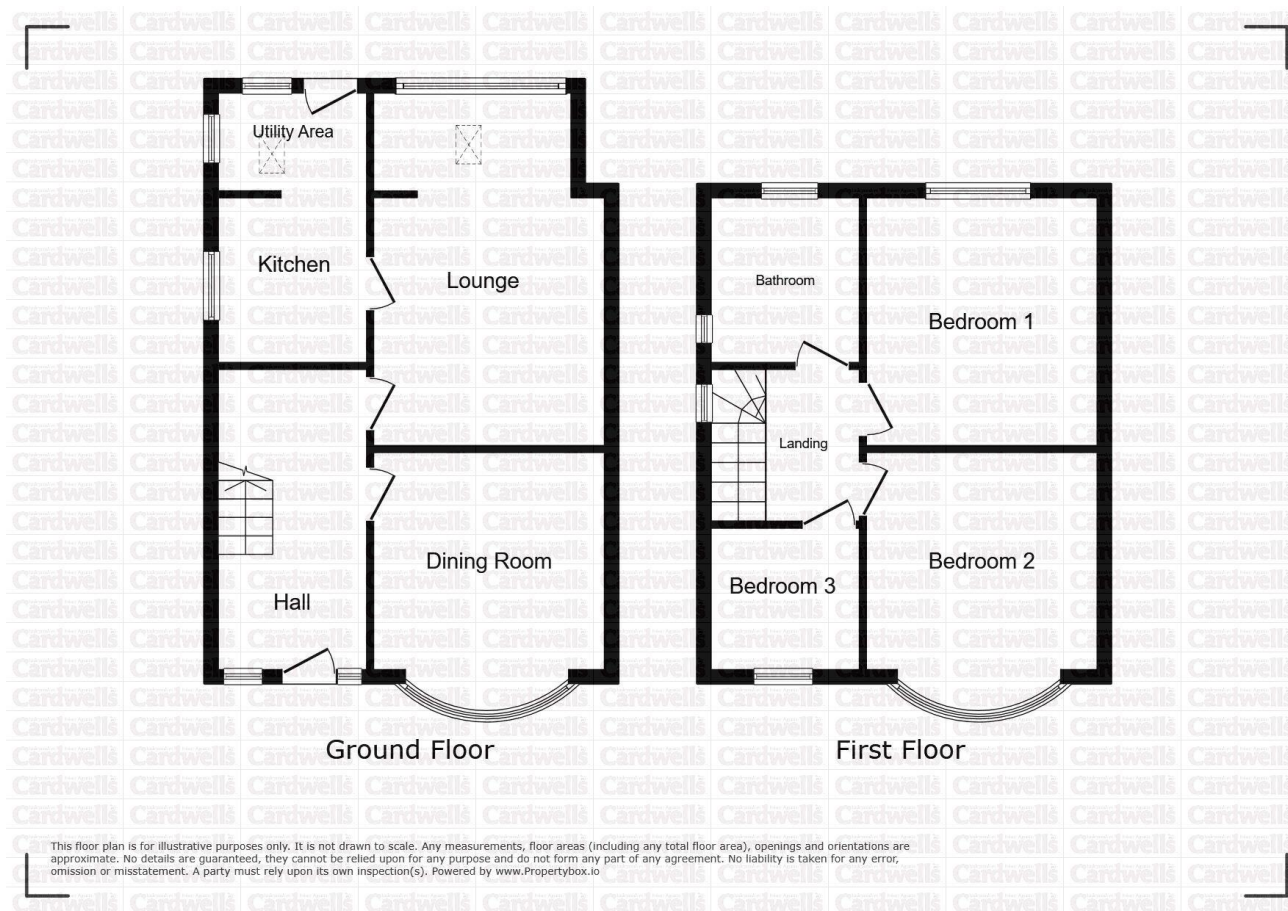




BELMONT ROAD, SHARPLES, BL1 7AR



- No onward chain
- Semi detached home
- Three bedrooms
- Two reception rooms
- Kitchen and utility area
- Three piece modern shower room
- Driveway and garage parking
- Close to amenities and commuter routes



Offers in the Region Of £240,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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This three-bedroom corner plot property situated in the popular Sharples area of Bolton and offers extended ground-floor accommodation along with a detached garage and driveway. The home comprises an entrance hallway, a lounge, an extended lounge providing additional living space, a kitchen and a utility area to the ground floor. To the first floor there are three good-sized bedrooms and a modern three-piece bathroom fitted with a WC, pedestal sink and walk-in shower cubicle. Externally, the property benefits from a side garden, a driveway accessed from the side of the house, and a detached garage positioned at the rear. The location provides convenient access to a range of amenities. Schools within approximately two miles include Sharples School, St Paul's C of E Primary School, High Lawn Primary School, Thornleigh Salesian College, and Bolton School. Local shops, supermarkets, pharmacies, and everyday essentials can be found along Blackburn Road, with Bolton town centre around two miles away offering further retail options. A variety of cafés, takeaways, and restaurants are available nearby, particularly in Astley Bridge and the wider Bolton area. Places of worship are also easily accessible, including local churches in Sharples and Astley Bridge, as well as mosques and other faith centres across Bolton. The property is well suited to buyers seeking a home with extended living space, good bedroom sizes and strong access to schools and amenities, all offered with the advantage of having NO ONWARD CHAIN. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, radiator, under stairs storage, dado rail, stairs leading to the first floor.

Dining Room: 11' 7" x 10' 5" (3.53m x 3.17m) Ceiling light point, ornate plastering to the ceiling, feature fireplace and surround, radiator, double glazed bay window to the front.

Lounge: 17' 0" x 11' 6" (5.18m x 3.51m) Ceiling light point, radiator, double glazed window and double glazed skylight to the rear.

Kitchen: 7' 10" x 6' 8" (2.40m x 2.02m) Ceiling light point, coving to the ceiling, double glazed window to the side, wall mounted boiler, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, tiled walls, archway into the utility area.

Utility area: 6' 8" x 4' 0" (2.03m x 1.23m) Double glazed skylight, dual aspect double glazed windows to the rear and the side, door to the rear, space for a fridge freezer and plumbed for a washing machine.

Landing: Ceiling light point, double glazed window to the side.

Bedroom 1: 11' 11" x 11' 1" (3.64m x 3.39m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the rear, picture rail.

Bedroom 2: 11' 1" x 10' 6" (3.39m x 3.19m) Ceiling light point, fitted wardrobes, double glazed bay window to the front, radiator, picture rail.

Bedroom 3: 7' 2" x 6' 10" (2.18m x 2.08m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 7' 11" x 7' 1" (2.42m x 2.16m) Ceiling light point, loft access, dual aspect double glazed windows to the rear and to the side, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, walk in shower cubicle, tiled floor with splashback to the walls.

Externally: The property benefits from a side garden, a driveway accessed from the side of the house and a detached garage positioned at the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 March 1934

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. 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 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

