



Independent Estate Agents  
**Cardwells** Est. 1982

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**THORNHAM DRIVE, SHARPLES, BOLTON, BL1 7RF**



- Stunning refurbished property
- 3 bed link detached
- Lounge & kitchen dining area
- Integrated appliances
- Split level rear garden
- Drive way for ample parking
- Garage
- Available now



**Monthly Rental Of £1,250**

**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  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the fully managed rental market via Cardwells Letting Agents Bolton is this simply stunning fully refurbished three bed link detached property on Thornham Drive in Sharples. Situated in a consistently popular residential area and briefly comprising: Composite entrance door, hallway, bay fronted lounge, fabulous high gloss dining kitchen with integrated appliances, landing, three bedrooms, two of which are fitted room and a very well appointed three piece bathroom suite. To the outside is driveway parking for numerous cars and to the rear is a split level garden with a patio area, raised flowerbeds and a lawn complete with storage shed. Viewings can easily be arranged by calling Cardwells Letting Agents Bolton, seven days a week on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). In the first instance there is a walk through video for your perusal to appreciate all this fabulous property has to offer.

**Hallway** 6' 9" x 4' 2" (2.06m x 1.27m) Wall mounted radiator, stairs giving access to the landing, double timber and glass doors giving access to.

**Lounge** 13' 6" x 12' 5" (4.11m x 3.78m) Feature fireplace and surround, uPVC double glazed bay window, wall mounted radiator, under stairs storage cupboard.

**Dining Kitchen** 10' 4" x 15' 5" (3.15m x 4.70m) Very well appointed high gloss kitchen comprising sink unit with mixer tap over, base and wall units, integrated fridge freezer, dishwasher and washing machine, four ring electric hob with extractor above, uPVC door giving access to the rear garden, wall mounted radiator, uPVC double glazed window.

**Landing** 8' 1" x 6' 3" (2.46m x 1.90m) uPVC double glazed window.

**Bedroom One** 12' 11" x 8' 5" (3.93m x 2.56m) Fitted wardrobes, wall mounted radiator, uPVC double glazed window.

**Bedroom Two** 9' 11" x 8' 5" (3.02m x 2.56m) Fitted wardrobes, uPVC double glazed window, wall mounted radiator.

**Bedroom Three** 9' 4" x 6' 9" (2.84m x 2.06m) uPVC double glazed window, wall mounted radiator, built in airing cupboard.

**Family Bathroom** 6' 3" x 6' 2" (1.90m x 1.88m) Three piece suite comprising Wc, wash basin on a vanity unit, P shaped bath with T bar mixer shower with choice of heads, complimentary brick tiling, frosted uPVC double glazed window, wall mounted radiator.

**Externally** To the outside is driveway parking for numerous cars giving access to the garage and there is a low maintenance garden to the rear with patio area and raised flower beds complete with storage shed.

**Garage** 19' 7" x 7' 10" (5.96m x 2.39m) Wall mounted gas combination boiler, freestanding shelving, power and lighting.

**Council Tax** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,133 per annum.

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

**Floor Area** Total internal floor area 753 ft 2 which is 70 m 2.

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**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.

**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

