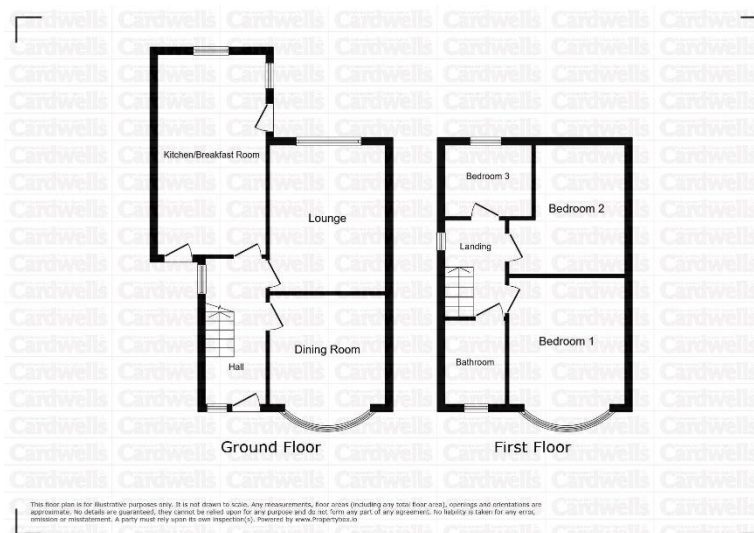




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SOUTHGROVE AVENUE, SHARPLES, BL1 7HG



- Stunning extended semi detached home
- Three good sized bedrooms
- Two reception rooms
- Driveway parking low maintenance garden
- Beautiful modern kitchen/breakfast room
- Close to many local schools
- Commuter routes & amenities in easy reach
- Viewing recommended



Offers in the Region Of £310,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated within the highly sought after residential area of Sharples, renowned for its excellent local amenities, highly regarded schools, places of worship, leisure facilities and superb transport connections, this beautifully presented and extended three bedroom semi detached family home offers spacious and versatile accommodation perfectly suited to modern family living. The property is conveniently positioned within easy reach of local shops, supermarkets, Bolton town centre and a selection of popular schools including Sharples Primary School and Sharples School, whilst nearby train stations and commuter routes provide excellent access across Greater Manchester and beyond. Upon entering the property, you are welcomed by a bright and inviting entrance hallway featuring attractive wooden flooring, setting the tone for the quality and presentation found throughout the home. The hallway provides access to two spacious reception rooms, with the principal lounge enjoying a lovely bay window to the front elevation, whilst the second reception room benefits from pleasant views over the rear garden and offers an ideal family living or dining space. The true centrepiece of the property is the stunning kitchen/breakfast room, which has been thoughtfully extended to both the side and rear to create a superb open-plan environment ideal for everyday living and entertaining. Beautifully fitted with a comprehensive range of modern wall and base units complemented by quartz worktops, the kitchen also features a filter tap, integrated multifunction oven with air fryer, integrated washing machine and dishwasher, together with ample space for a dining table, making it a fantastic social hub of the home. To the first floor are three well-proportioned bedrooms, all presented to a high standard and enjoying attractive aspects, with stunning far reaching views across the local countryside.

The accommodation is completed by a contemporary three piece shower room fitted with modern fixtures and finishes. Externally, the property enjoys attractive gardens and occupies a wonderful position within this established and highly desirable neighbourhood. Residents benefit from easy access to local parks, sports facilities, walking routes and open countryside, whilst nearby supermarkets, independent shops, cafés and everyday amenities cater for all day-to-day requirements. Bolton town centre, Bromley Cross, Hall i' th' Wood and Bolton train stations are all easily accessible, providing excellent commuter links to Manchester, Salford, Preston and surrounding areas. A superbly appointed family home in one of Bolton's most desirable locations, viewing is highly recommended to fully appreciate the accommodation, presentation and setting 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:

Entrance hallway: Ceiling light point, double glazed window to the side, under stairs storage, wooden flooring.

Dining room: 10' 11" x 10' 0" (3.32m x 3.04m) Ceiling light point, coving to the ceiling, double glazed bay window to the front, radiator, laminate flooring, electric fire.

Lounge: 13' 6" x 10' 6" (4.11m x 3.20m) Downlights, coving to the ceiling, double glazed window overlooking the garden, living flame gas fire and surround, wooden flooring, radiator.

Kitchen: 18' 5" x 10' 0" (5.61m x 3.04m) Ceiling light point, double glazed door to the front and the side, dual aspect double glazed windows to the rear and the side overlooking the garden, double glazed skylight, range of fitted wall and base units with integrated one and half bowl sink with mixer tap and filter tap inset within complimentary quartz worktops, integrated multi functional oven with built in air fryer, combi oven complete with warming drawer, washing machine, dishwasher, induction hob and extractor fan, space for an American style fridge/freezer., wooden flooring.

Landing: Ceiling light point, coving to the ceiling, loft access, double glazed window to the side with far reaching views over countryside, radiator.

Bedroom 1: 11' 8" x 10' 10" (3.55m x 3.30m) Ceiling light point, double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom 2: 11' 11" x 8' 10" (3.63m x 2.69m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bedroom 3: 8' 0" x 6' 7" (2.44m x 2.01m) Ceiling light point, double glazed window overlooking the rear garden, radiator.

Bathroom: 7' 9" x 5' 7" (2.36m x 1.69m) Downlights, double glazed window to the front, wall mounted vertical radiator, three piece suite incorporating a vanity unit with inset sink, wc and walk in shower, tiled splashback to the walls.

External: To the front of the property there is driveway parking, which could be potentially made bigger with the removal of the partial front wall. The rear garden is a good size and is low maintenance with flower beds to the sides and patio areas providing plenty of space for entertaining.

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, 998 years from 12 May 1930

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133 per annum

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.

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

