

TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk

**SWEETSTONE GARDENS, SHARPLES, BOLTON
BL1 7GE**



- Secure two bed ground floor apartment
- Communal entrance/reception hallway
- Open plan lounge dining kitchen
- Two fitted bedrooms/ensuite to master
- Great location/close to amenities etc
- Available now
- EPC rating C
- Council tax band C



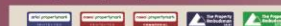
£900.00 PCM

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Offered to the fully managed rental market via Cardwells Letting Agents Bolton is this beautiful secure ground floor two bed apartment on the sought after development of Sweetstone Gardens in Sharples. On the cusp of beautiful countryside and outdoor pursuits with an array of popular bars and restaurants, amenities and transport links all within walking distance. Briefly comprising: Communal entrance, timber door to the apartment itself, reception hallway, open plan design lounge dining kitchen, two fitted bedrooms with an ensuite of the master and a very well appointed three piece family bathroom suite. To the outside is allocated parking and very well maintained communal gardens. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at Lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into:

Hallway 15' 1" x 7' 0" (4.59m x 2.13m) Wall mounted video intercom system, radiator.

Lounge Diner 16' 10" x 12' 0" (5.13m x 3.65m) Feature fireplace and surround with inset electric fire, 2 wall mounted radiators, UPVC door giving access to the rear.

Kitchen 10' 0" x 8' 6" (3.05m x 2.59m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, fan assisted oven, four gas hob with extractor above, freestanding fridge freezer, integrated washing machine, cupboard housing the gas combination boiler, quality fitting flooring, complementary tiled splash backs, UPVC double glazed window, inset ceiling spotlights.

Bedroom One 15' 4" x 8' 11" (4.67m x 2.72m) Free standing furniture, UPVC double glazed window, wall mounted radiator.

En-suite 7' 1" x 4' 11" (2.16m x 1.50m) Three piece suite comprising WC, wash hand basin, walk in shower cubicle with T bar mixer shower, inset ceiling spotlights, wall mounted radiator.

Bedroom Two 11' 8" x 6' 10" (3.55m x 2.08m) Freestanding furniture, UPVC double glazed window, wall mounted radiator.

Bathroom 7' 2" x 6' 7" (2.18m x 2.01m) Three piece suite comprising WC, pedestal wash hand basin, bath with T bar mixer shower and fitted glass screen, inset ceilings spotlights, wall mounted radiator.

Outside To the outside there is allocated parking and very well maintained communal gardens.

Plot Size Cardwells Letting Agents Bolton research shows the plot size is approximately 66m².

Tenure Cardwells Letting Agents Bolton research shows the property is of a leasehold tenure.

Council Tax Band Cardwells Letting Agents Bolton research indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,126.49per annum at the time of writing.

Flood Risk Cardwells Letting Agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells Letting 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; lettings@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

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

