



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

BEESTON CLOSE, SHARPLES, BL1 7RT



- Semi detached true bungalow
- Quiet cul de sac
- Popular development
- 2 bedrooms, conservatory
- Good local amenities
- Gardens to front & rear
- Generous sized driveway
- Viewing highly recommended



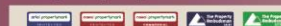
£210,000

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

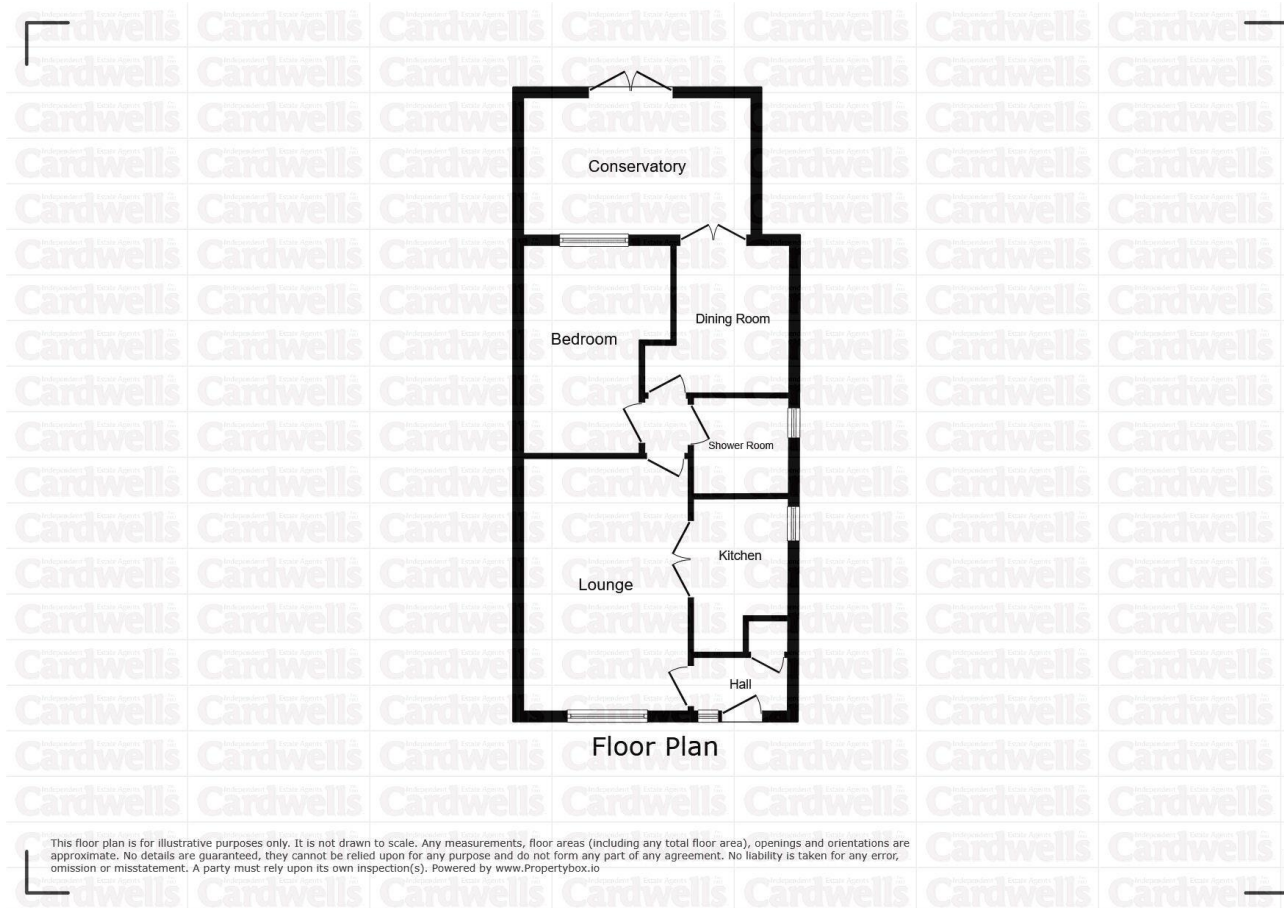
BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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.



Cardwells are pleased to offer for sale this semi detached true bungalow, tucked away in a quiet cul-de-sac, in a very popular location. The area is well served with local immunities and transport links, with easy access into Bolton town Centre. There are two bedrooms, the second bedroom has been utilised as a dining room, however it could be easily changed back. Properties in the cul-de-sac rarely become available and viewing is highly recommended, through Cardwells estate agents Bolton, (01204) 381281 The accommodation briefly comprises Entrance hall, lounge, kitchen, modern shower room, two bedrooms and a UPVC double glazed conservatory. Outside there are low maintenance gardens to the front and rear, along with a paved driveway which provides ample off street parking, leading to a useful garage/storage building. The property also benefits from UPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door with a matching window aside to the entrance hall, radiator, built in cloaks/storage cupboard.

Lounge: 16' 1" x 10' 6" (4.90m x 3.20m) UPVC double glazed window to the front aspect, radiator below, feature marble fireplace incorporating an electric fire, coving to the ceiling. Double doors open to:

Kitchen: 10' 0" x 5' 9" (3.05m x 1.75m) UPVC double glazed window to the side aspect, opaque glazed wall blocks, fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker, stainless steel extractor canopy above, space for a fridge and a freezer, space for a washing machine, tiled floor.

Inner Hallway: Doors lead to:

Bedroom One: 9' 2" x 13' 3" (2.79m x 4.04m) UPVC double glazed window to the conservatory aspect, fitted wardrobes with overhead storage cupboards and matching bedside drawers, radiator.

Bedroom 2/Dining Room: 9' 7" x 8' 8" (2.92m x 2.64m) Radiator, access to the loft, UPVC double glazed doors leading to:

Conservatory: 8' 9" x 14' 6" (2.66m x 4.42m) Brick construction with the rest being UPVC double glazed, twin opening doors, rear garden aspect, radiator.

Shower Room: 6' 1" x 5' 10" (1.85m x 1.78m) UPVC frosted double glazed window to the side aspect, modern suite comprising, shower cubicle, wash hand basin with mixer tap inset to a vanity unit and storage cupboards, incorporating a WC, tiled floor, tiling to the walls, electric heated towel rail, wall mounted electric heater.

Outside: There is a paved driveway which provides ample off-street parking and leads along at the side elevation. The front garden is well stocked with plants, trees and rockery displays. The rear garden is paved with a patio area and tree/plant borders. There is a garage/storage shed which can be accessed by the side elevation.

Plot Size: 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 Freehold.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

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.

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

