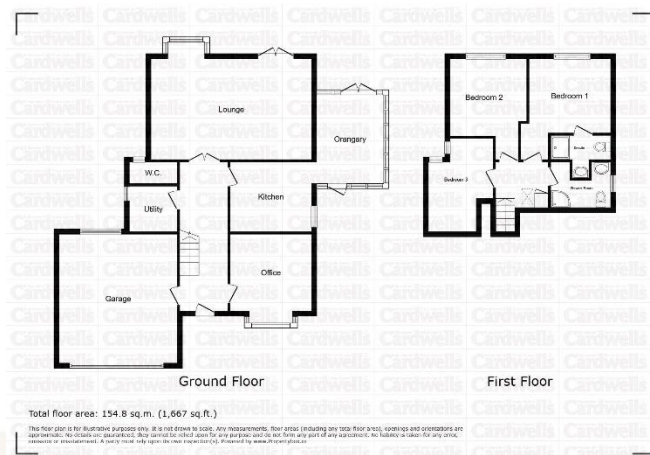




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HATHAWAY DRIVE, SHARPLES, BL1 7RY



- Stunning Split Level Detached
- Flexible Four Bedroom Accommodation
- Lovely Large Lounge
- Fitted Kitchen with Utility
- Orangery to the Side
- Japanese Inspired Gardens
- En Suite and Family Shower Room
- Early Viewing Strongly Advised



Offers in the Region Of £450,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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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.



This stunning split-level detached family home occupies an enviable position within an exclusive cul-de-sac of executive residences, just off the ever-popular Ashworth Lane in the highly sought-after area of Sharples. Offering spacious and versatile accommodation, beautiful gardens and far-reaching views, this impressive property must be viewed internally to fully appreciate the quality, layout and lifestyle on offer. Sharples is widely regarded as one of Bolton's premier residential locations, proving consistently popular with families due to its excellent schools, abundance of green space and outstanding transport connections. The property is conveniently positioned for a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, medical facilities and leisure amenities found in nearby Astley Bridge, Bromley Cross and Bolton town centre. Residents also enjoy easy access to the beautiful countryside surrounding Jumbles Country Park, Smithills Country Park and the West Pennine Moors. The area is particularly attractive to families, being close to highly regarded schools including Sharples Primary School and Nursery on Ashworth Lane and the ever-popular Sharples School, both of which contribute to the area's strong reputation for education. The flexible accommodation is beautifully presented throughout and briefly comprises an entrance hallway with access to a versatile home office/bedroom four and the integral garage. A short staircase leads to the principal living accommodation featuring a spacious lounge, fitted kitchen, impressive orangery, utility room and guest WC. The upper floor provides a superb principal bedroom with en-suite facilities, two further generous bedrooms, a modern shower room and useful storage cupboard. Externally, the property enjoys exceptional kerb appeal with a block-paved double driveway leading to the integral garage, complemented by attractive lawned gardens, rockery features and mature shrub borders. To the rear, the beautifully landscaped garden creates a tranquil outdoor retreat, with a stone seating area leading to a Japanese-inspired garden incorporating lawns, specimen planting, rockery features and a charming summer house complete with power and lighting. Commuters are exceptionally well served from this location. Both Hall i' th' Wood Railway Station and Bromley Cross Railway Station are within approximately one mile, providing direct rail links to Bolton, Manchester, Blackburn, Clitheroe and beyond. The property also offers convenient access to the A666, M61, M60 and regional motorway network, making travel throughout Greater Manchester and Lancashire straightforward. The surrounding area benefits from regular bus services along Ashworth Lane, Blackburn Road and neighbouring routes, providing easy access to Bolton town centre, Bromley Cross, Astley Bridge, Horwich and surrounding districts. Combining generous living accommodation, excellent schooling, beautiful outdoor space and one of Bolton's most desirable residential addresses, this outstanding home represents a rare opportunity for discerning family buyers. Early viewing is strongly recommended and can be arranged by contacting Cardwells Estate Agents Bolton on 01204 381281, emailing bolton@cardwells.co.uk or visiting www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door to the front elevation leading into the split level hall. Stairs lead up to the bedrooms and down to the living areas. Door to garage. Door to

Office/bedroom 4: 10' 6" x 11' 2" (3.2m x 3.4m) Double glazed box bay window to the front elevation. 2 x Radiators. Vaulted ceiling.

Lower level:

Lounge: 22' 0" x 13' 9" (6.7m x 4.2m) Double glazed box bay window to the rear elevation plus double glazed French doors to the rear. Living flame gas fire in brass and marble effect surround. 2 x radiators.

Kitchen: 11' 2" x 9' 6" (3.4m x 2.9m) Double glazed window to the side elevation. Range of base units with contrasting work surfaces integrated fridge, freezer and dishwasher. Inset sink and drainer. Neff induction hob with extractor hood. Neff double oven. Contemporary radiator.

Orangery: 12' 2" x 9' 2" (3.7m x 2.8m) Double glazed windows to three sides. Double glazed French doors to the rear and double glazed door to the front elevation. Solid roof with skylight windows.

Utility: 6' 7" x 6' 3" (2.0m x 1.9m) Double glazed window to the side elevation. Range of white base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine and dryer. Space for fridge. Tiled floor. Radiator.

Guest w.c: Double glazed window to the rear elevation. Hand wash basin. Dual flush w.c. Tiled elevations. Tiled floor

First floor: Stairs off the hall to the first floor landing. Loft access. Store cupboard.

Bedroom 1: 13' 9" x 10' 10" (4.2m x 3.3m) Double glazed window to the rear elevation enjoying lovely views. Fitted bedroom furniture. Radiator.

En suite: Double glazed window to the side elevation. Three piece suite comprising vanity sink with storage. Shower cubicle and w.c. Tiled elevations. Tiled floor. Recessed spotlights. Contemporary radiator.

Bedroom 2: 10' 6" x 10' 6" (3.2m x 3.2m) Double glazed window to the rear elevation enjoying lovely views. Fitted bedroom furniture. Radiator.

Bedroom 3: 9' 10" x 9' 10" (3.0m x 3m) Double glazed windows to the rear and side elevations. Radiator.

Shower room: Double glazed window to the side elevations. Three piece suite comprising walk in shower with drench head and hand held shower. Vanity sink and storage. W.c. Tiled elevations. Tiled floor. Contemporary radiator.

Garage: Remote controlled electric up and over door. Double glazed window to the rear elevation. Radiator. Attic storage.

Outside: To the front, block paved double drive leading to the integral garage. Neat lawn with rockery and shrub borders To the rear, a lovely landscaped garden featuring a stone patio seating area leading to a Japanese themed garden laid to lawn with mature shrubs, rockery and summer house with power and lighting.

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 30 January 1987

Council tax: Cardwells estate agents Bolton research indicates the property is band E £2933 per annum

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

