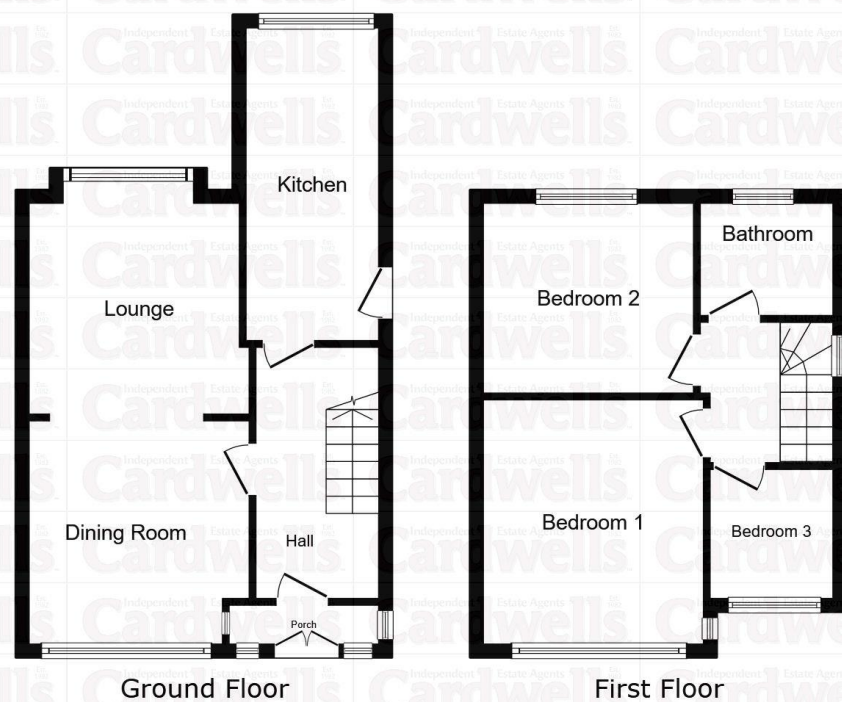




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

ASHWORTH LANE, SHARPLES, BL1 8RH



- For sale via Auction
- Semi detached home
- Three bedrooms
- Open plan lounge Diner
- Extended kitchen
- Requires modernisation
- Driveway parking
- Close to schools and commuter routes



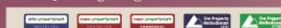
Auction Guide Price £200,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton, in conjunction with our auction partners BTG Eddisons, are delighted to bring to the market this three-bedroom semi-detached family home, situated within the ever-popular residential area of Sharples, Bolton. Offered for sale by auction, this property presents an excellent opportunity for buyers seeking a home with tremendous potential. Whilst requiring modernisation throughout, the accommodation offers generous proportions and provides a fantastic blank canvas for those looking to create a family home tailored to their own tastes and requirements. The accommodation briefly comprises an entrance hallway, a spacious lounge which opens through to a dining room, creating an ideal entertaining and family living space, together with an extended kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a three-piece family bathroom suite. Externally, the property enjoys gardens to both the front and rear, providing outdoor space for families and gardeners alike. A block-paved driveway to the front offers valuable off-road parking. The property occupies a highly convenient location in Sharples, an area particularly popular with families due to its proximity to a number of well-regarded schools. There is an excellent range of everyday amenities nearby, including local shops, supermarkets and leisure facilities, with Asda Superstore just a short drive away. Bolton town centre is easily accessible and the area is well served by public transport links. For commuters, there is straightforward access to the regional road network including the A666 and motorway connections, whilst nearby train stations provide rail services to Manchester and surrounding areas, making this an ideal base for those travelling further afield. Early viewing is advised to appreciate the potential and location on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, under stair storage, stairs leading to the first floor.

Dining Room: 10' 11" x 8' 10" (3.32m x 2.68m) Ceiling light point, radiator, double glazed window to the front, open into the lounge.

Lounge: 10' 9" x 10' 6" (3.28m x 3.21m) Ceiling light point, coving to a ceiling, radiator, double glazed bay window to the rear.

Kitchen: 15' 11" x 6' 7" (4.86m x 2.01m) Ceiling light point, double glazed window overlooking the rear garden, door to the side, wall mounted boiler, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine, fridge freezer, laminate flooring.

Landing: Ceiling light point, double glazed window to the side, loft access with pull down ladder.

Bedroom 1: 12' 2" x 11' 1" (3.72m x 3.37m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2: 11' 0" x 9' 6" (3.35m x 2.89m) Ceiling light point, fitted wardrobes, double glazed window overlooking the rear garden, radiator.

Bedroom 3: 7' 3" x 6' 7" (2.21m x 2.01m) Ceiling light point, fitted wardrobes, double glazed window to the front, radiator.

Bathroom: 6' 8" x 5' 7" (2.02m x 1.71m) Ceiling light point, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower above, tiled splashback to the walls.

Externally: To the front of the property, there is a block paved driveway with a garden to the left hand side with a path which leads down the side of the property to the rear garden. The rear garden has space for a shed and a greenhouse with lawned garden and flower beds.

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 Leasehold 990 years from 28 April 1934

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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. 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.

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

