

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

98 Sharples Avenue, Bolton, BL1 7HF

The Property...

Welcome to 98 Sharples Avenue...an extensively extended mature semi detached family home with no chain, situated in the highly desirable Sharples area of Bolton. Briefly comprising of an entrance hall, three reception rooms, extended kitchen, downstairs shower room, three spacious bedrooms and a three-piece bathroom. Externally there are both front and rear gardens as well as a driveway and detached garage.

Step Inside...

Enter into the welcoming hallway, benefitting from two useful storage cupboards. To the right is the spacious lounge, featuring a large front-facing bay window and a fireplace with a gas fire, creating a warm atmosphere. The second reception room, currently used as an additional lounge, offers a versatile living space and also benefits from a gas fireplace. Double doors open into the dining room, which can also be accessed directly from the kitchen and patio doors provide access to the rear garden - perfect for indoor and outdoor living. The kitchen is fitted with white gloss wall and base units and features two Velux skylight windows that allow for ample natural light. Integrated appliances include a double oven and a Bosch electric hob with extractor hood, while there is additional space for a washing machine and fridge freezer. Completing the ground floor is a modern three-piece shower room, comprising a vanity wash basin, WC with concealed cistern, heated towel rail and an enclosed shower fitted with both overhead and handheld fittings

Bedtime And Bath...

Retrace your steps back through to the entrance hallway and upstairs you will discover three bedrooms and a three-piece bathroom. The master bedroom sits to the front of the property with a bay window and fitted furniture, while bedroom two is also a well-proportioned size benefitting from fitted wardrobes. Bedroom three is a spacious single and views over the rear garden. The three-piece bathroom is part tiled and comprises of a bath with overhead shower, WC and wash basin.

Step Outside...

To the rear of the property there is a well-proportioned garden, with a lawn surrounded by space for gardening and a further patio area to set up your outdoor furniture - the perfect sun trap! A secure gate leads to the well-maintained front lawn, driveway and garage, benefitting from both power and lighting,

complete with an electric up and over head door.

Out and about...

Located in a sought-after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links. At the top of this estate there is access to playing fields to take the kids or walk the dog! It is also close to open countryside for outdoor pursuits and a variety of great walks.

£0.00

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



- Extensively Extended Mature Semi-Detached Property
- Three Reception Rooms
- Extended Kitchen
- Downstairs Shower Room
- Three Bedrooms
- Three-Piece Bathroom
- Front And Rear Gardens
- Driveway And Detached Garage
- Close To All Local Amenities
- No Upward Chain

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Entrance Hallway



Lounge



Sitting Room



Dining Room

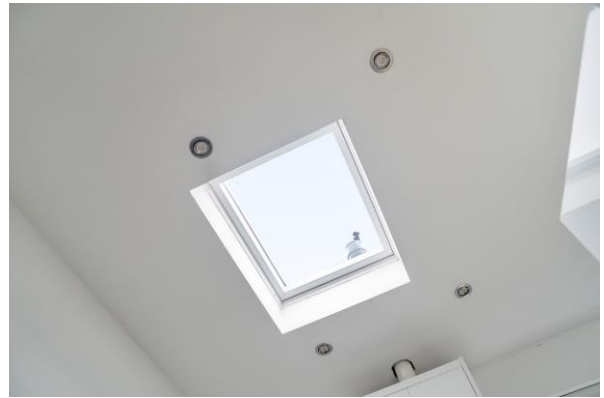


Impressive Kitchen





Additional Kitchen Pictures



Downstairs Shower Room With Wc



First Floor



Bedroom 1



Bedroom 2



Bedroom 3



3 Piece Bathroom

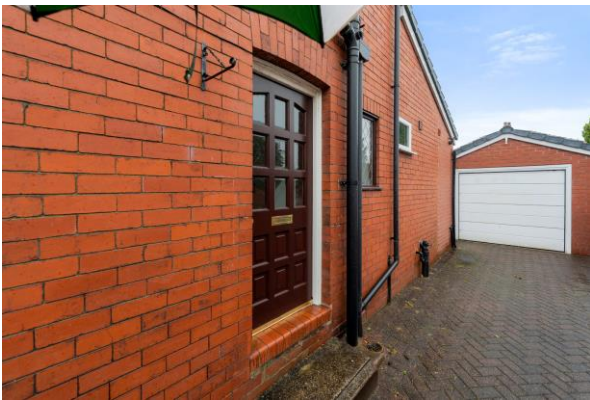


Outside





Detached Garage



Agents Notes

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