



Independent Estate Agents  
**Cardwells**  
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**STONYHURST AVENUE, SHARPLES, BL1 7ES**



- Stunning three bed extended semi
- Hallway/bay fronted lounge/cloaks WC
- Extended open plan lounge diner/utility
- Landing/3 bedrooms/stunning bathroom
- Drive/single garage/front and rear gardens
- High end finish throughout
- Close to amenities/transport links
- Warmed by gas central heating/UPVC dg



**Offers Over £299,950**

**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



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**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

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A simply stunning extended three bed semi detached available now via Cardwells Estate Agents Bolton on Stonyhurst Avenue in Sharples. Since purchasing the property our clients have re-modelled throughout to exacting standards, creating a turn key condition family home which is literally ready to move into. Tucked away on a pleasant street of similar properties in the heart of Sharples and as such in close proximity to the local high school, highly regarded nurseries, outdoor country pursuit including Moss Bank Country Park, popular bars and restaurants with excellent transport links via the A666 and Hall i'th'Wood railway station all within a short commute. Warmed by gas central heating via a Worcester Bosch combination boiler and upvc double glazed throughout. A personal inspection comes with our highest recommendations to appreciate all on offer and the property briefly comprises: Composite entrance door, reception hallway, lounge, cloaks WC, open plan extended lounge diner boasting a high spec Wren kitchen with quartz work surfaces, landing, three good bedrooms and a very well appointed three piece bathroom suite complete with underfloor heating. To the outside there is driveway parking giving access to a detached single garage with power and lighting with low maintenance gardens to both front and rear. Viewings can easily be arranged by ringing Cardwell Estate Agents Bolton on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door into:

**Reception Hallway:** 14' 11" x 6' 5" (4.54m x 1.95m) Quality fitting flooring, wall mounted radiator, turning staircase to the first floor landing, useful under stairs storage cupboard.

**Cloaks WC:** 4' 0" x 3' 3" (1.22m x 0.99m) Two piece sweet comprising WC, wash hand basin, full wall tiling, frosted upvc double glazed window.

**Lounge:** 12' 8" x 13' 4" (3.86m x 4.06m) Quality fitted flooring, UPVC double glazed bay window, wall mounted radiator.

**Dining Room:** 14' 11" x 11' 5" (4.54m x 3.48m) Feature fireplace and surround with inset wood burner, quality fitted flooring, UPVC double glazed bay window, wall mounted radiator.

**Kitchen:** 15' 0" x 9' 2" (4.57m x 2.79m) Very well appointed professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, base and wall units, quartz worktops, integrated appliances, cupboard housing the Worcester Bosch combination boiler, four ring gas hob with extractor above, complementary brick tiled splash backs, UPVC double glazed bay window, UPVC double glazed window, composite door giving access to the rear garden.

**Utility** 4' 0" x 6' 7" (1.22m x 2.01m) Space for white goods, quality fitted flooring.

**Landing:** 7' 1" x 8' 1" (2.16m x 2.46m) UPVC double glazed picture window, fitted carpets, loft access point.

**Bedroom One:** 13' 3" x 11' 11" (4.04m x 3.63m) Fitted carpets, UPVC double glazed bay window, wall mounted radiator.

**Bedroom Two:** 13' 1" x 11' 6" (3.98m x 3.50m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

**Bedroom Three:** 7' 6" x 7' 8" (2.28m x 2.34m) Quality fitting flooring, UPVC double glazed window, wall mounted radiator.

**Bathroom:** 9' 2" x 8' 1" (2.79m x 2.46m) Stunning three piece suite comprising WC, wash hand basin on a vanity unit, bath with overhead mixer shower and fitted glass screen, under floor heating, wall and floor tiling, frosted UPVC double glazed window, wall mounted heated towel rail.

**Outside:** There is a driveway parking giving access to a single detached garage with power and lighting. Very well maintained low maintenance gardens to both front and rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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