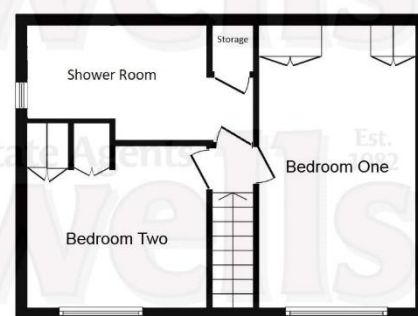


Ground Floor



First Floor

NESTON AVENUE, SHARPLES, BL1 8SQ



- Impressive semi detached home
- Renovated to a high standard
- Contemporary interior
- No upward chain involved
- Sought after location
- 3 bedrooms, open plan family room
- Bathroom plus shower room
- Good local amenities



Offers in the Region Of £275,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY

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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.



A stunning three bedroom family home which has been renovated to a high standard, with a lovely modern interior. This semi detached property has the advantage of 'no upward chain involved' and would make a great home for a family, or perhaps someone wishing to downsize? The area is highly regarded, with good local amenities, including schools, shops and transport links. The accommodation briefly comprises entrance hall, bathroom, bedroom, lounge and an open plan family room and kitchen. Upstairs there are two bedrooms and a contemporary shower room. There are gardens to the front and rear, along with a generous sized driveway leading to a single garage. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite front door leading to:

Entrance Hall: Two built in storage cupboards, radiator.

Bathroom: UPVC frosted double glazed window to the side aspect, white suite comprising, enclosed bath with mixer tap and a separate shower above, close coupled WC, wash hand basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlight, extractor fan.

Bedroom Three: 10' 10" x 10' 0" (3.30m x 3.05m) UPVC double glazed window front aspect, radiator below, inset spotlights to the ceiling.

Lounge: 11' 2" x 12' 2" (3.40m x 3.71m) UPVC double glazed window front aspect, radiator below, staircase to the landing, archway through to:

Open Plan Family Room & Kitchen: 10' 6" x 17' 3" (3.20m x 5.25m) Double glazed bi folding patio doors, rear garden aspect, radiator, spotlights inset spotlights.

Kitchen: 2 UPVC double glazed windows to the side and rear aspect, contemporary fitted wall and base units with complementary work surfaces and tiled splashbacks, built-in oven and grill, induction hob, extractor fan above, sink unit with mixer tap, space for a washing machine, space for a fridge freezer.

Landing:

Bedroom One: 15' 9" x 8' 5" (4.80m x 2.56m) UPVC double glazed window front aspect, radiator below.

Bedroom Two: 10' 10" x 10' 0" (3.30m x 3.05m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes incorporating drawers.

Shower Room: UPVC frosted double glazed window to the side aspect, contemporary suite comprising, shower cubicle, wash hand basin with mixer tap, close coupled WC, tiled floor, inset spotlights, extractor fan, Door gives access to eaves/loft storage.

Outside: There is a paved front garden with plant displays. A block paved driveway provides ample off street parking leading to a single garage with a roller shutter door. There is an enclosed garden which is mostly laid to lawn, with a paved patio.

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 Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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

