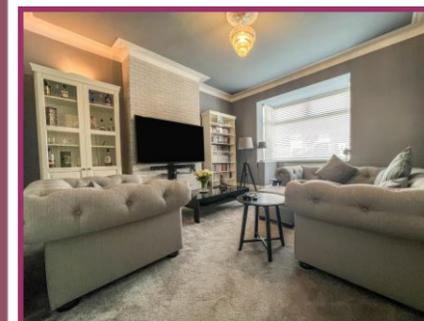


SHARPLES AVENUE, SHARPLES, BOLTON, BL1 7HE



- Superbly presented semi detached
- Two generous double bedrooms
- Bathroom with claw foot / roll top bath
- Separate 3pc shower room
- Stylish fitted kitchen / diner
- High spec modern presentation
- Garage and gated driveway parking
- Lovely gardens with lawn and patio



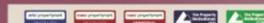
Monthly Rental Of £1,100

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superbly presented and much improved bay window semi detached home, set in a consistently popular residential location, being within walking distance of some of the areas most admired schools, including High Lane, the grounds of which are to the rear of the garden of this wonderful home. The local area is well served with: restaurants, shops, pubs, sporting clubs and facilities (golf clubs, gyms, and sailing clubs are nearby) whilst there is beautiful countryside nearby ready to explore on foot or bicycle. The accommodation is very well presented throughout and briefly comprises; reception, hallway, bay window living room, fabulous kitchen diner, complete with double oven/grill and integrated dishwasher, first floor landing, two large bedrooms, a beautiful bathroom suite with roll top/clawfoot bath with waterfall effect tap over. Additionally, there is a separate three-piece shower room. Externally the property is set in a generous size plot with detached garage served by a Rattan gated driveway, providing an abundance of off-road parking space, the rear garden enjoys patio and lawned areas perhaps ideal for entertaining and relaxing in the warmer weather. There is a quality Viessman gas central heating boiler, UPVC double glazing, and a contemporary style to the decorations. The landlords are very house proud, and are keen for any incoming tenants to maintain the property to the same standards. The earliest that the property is available to move in is Friday 24th November 2023. There really is a great deal to admire and in the first instance there is a walk through viewing video to watch and then a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk

Approximate Floor Area: The overall approximate floor area extends to around 979 ft.²/91 m²

Reception Hallway 18' 1" x 5' 2" (5.505m x 1.575m) Stylishly decorated hallway with quality flooring, thick carpeting on the stairs up to the first floor, UPVC window to the side, radiator and cover, under stairs storage space off.

Lounge 13' 4" x 16' 0" (4.065m x 4.879m) Measured at the maximum points into the UPVC bay window to the front which is complete with fitted blinds, there are two radiators in this room and a luxurious thick carpet in keeping with the decorative style.

Open Plan Kitchen/Diner 18' 11" x 10' 4" (5.765m x 3.154m) Stylish and modern professionally fitted kitchen with an excellent range of gloss finished: drawers, base and wall cabinets, integrated dishwasher, double oven/grill, five ring gas hob with extractor above, the contrasting worksurfaces extend into the breakfast bar/dining table, stainless steel sink and drainer with hoses style, mixer tap over, inset ceiling spot lighting, and plinth spot lighting. UPVC windows, which overlook the rear garden and a quality double glazed rear door, which opens out onto the rear garden, radiator, wall mounted Viessman gas central heating boiler. There will be space for washing machine, dryer and an American fridge freezer.

First Floor Landing 10' 7" x 10' 10" (3.238m x 3.319m) UPVC window to the side, sparkle effect wallpaper, thick carpeting.

Master Bedroom 13' 8" x 15' 11" (4.162m x 4.845m) Thick luxurious carpeting, UPVC window to the front, radiator.

Bedroom Two 13' 4" x 10' 4" (4.066m x 3.145m) Measured at maximum points. Luxurious thick carpeting, radiator and UPVC double glazed window which enjoys the aspect over the rear garden.

Bathroom 10' 7" x 5' 2" (3.23m x 1.577m) Measured at maximum points. A beautiful white three-piece bathroom suite with feature roll top clawfoot bath with waterfall effect tap and handheld shower facilities, pedestal wash hand basin, Dual flush WC, sparkle black floor tiling, inset ceiling spotlighting, UPVC window, radiator.

Shower Room 9' 6" x 2' 10" (2.907m x 0.862m) A superb three-piece shower room, comprising: generous tiled shower enclosure with glass door, dual flush WC and wash, hand basin, UPVC window, radiator.

Plot Size The overall approximate plot size is a round 0.06 of an acre.

Garage There is a detached garage with open over vehicle access door and pedestrian door which opens out onto the rear garden. The garage is served by a driveway, providing an abundance of off-road car parking with wrought iron double vehicle gates providing additional security.

Externally There is a sizable patio space to the rear which is ideal for entertaining and a lawned section, enclosed by mature shrubs and trees which enhance the privacy. The front garden is predominantly lawned and set behind a low-level brick wall and boarded by tidy shrubs.

Bolton Council Tax Band The property is within the borough of Bolton, and Bolton Council have rated the property to be in band C and which is at an approximate annual price of £1,742 per annum based on figures up to the year ending 2023.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit Option A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

