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KERMOOR AVENUE, SHARPLES, BL1 7HW



- Detached bungalow
- In need of some modernisation
- Three bedrooms
- Packed with original features
- Large block paved drive leading to garage
- Beautiful private gardens
- Close to many amenities and schools
- Two reception rooms and sun room



£300,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this fantastic detached bungalow, packed with many original features including beautiful bay windows and picture rails. The property is located towards the head of a cul-de-sac in Sharples and is perfectly positioned for many local amenities and schools. Whilst needing modernisation, this property provides the perfect example for someone to put their own ideas and touches into what could be a truly wonderful home. Internally the accommodation comprises an entrance hallway, lounge, dining room, kitchen, sun room, bathroom, separate wc, two bedrooms to the first floor with stairs leading from the inner hallway to the bedroom and en-suite on the first floor. Externally the front of the property has gated access to a block paved path which leads around a well presented lawn with flower beds to the porch and front door. Also to the front there is gated access to a block paved driveway which leads down the side of the property to a substantial detached brick garage. The rear garden is beautifully maintained with a lawned garden having mature borders surrounding, well stocked with flowers and established trees. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, double glazed window to the front, door by leading to the hallway.

Hallway: Ceiling light point, radiator, picture rail.

Lounge: 13' 10" x 11' 11" (4.22m x 3.62m) Ceiling light point, double glazed French doors to the rear, single glazed leaded stained glass window to the side with a single glazed bay window to the front, radiator, wall mounted gas fire.

Kitchen: 15' 0" x 7' 2" (4.58m x 2.18m) Ceiling light point, single glazed windows to the side, wall mounted boiler, radiator, range of fitted wall and base units with stainless steel sink and drainer, space for a gas cooker, washing machine, fridge/freezer, tiled floor with splashback to the walls.

Sun room: 16' 5" x 4' 4" (5.00m x 1.31m) Wall lamp, single glazed windows to the rear and side, door leading onto the garden.

Dining room: 15' 1" x 10' 3" (4.60m x 3.12m) Ceiling light point, radiator, wood beams to the ceiling, picture rail, open fire with feature surround, wooden floor.

Bathroom: 6' 10" x 6' 8" (2.08m x 2.03m) Suspended ceiling with lighting, single glazed leaded window to the front, radiator, three-piece suite incorporating a pedestal sink, panel bath, walk-in shower cubicle, tiled floor and walls.

WC: 6' 8" x 2' 7" (2.04m x 0.79m) Ceiling light point, wc, single glazed leaded window to the front, tiled floor and walls.

Bedroom 1: 13' 11" x 12' 11" (4.23m x 3.93m) Ceiling light point, coving to the ceiling, wall lamp, single glazed leaded window to the side, double glazed bay window overlooking the rear garden, radiator.

Bedroom 3: 10' 4" x 9' 9" (3.15m x 2.98m) Ceiling light point, coving to the ceiling, radiator, single glazed leaded bay window to the front and side.

Inner hallway: 9' 10" x 5' 11" (2.99m x 1.80m) Ceiling light point, single glazed leaded window to side, stairs leading to bedroom two.

First floor landing:

Bedroom 2: 17' 9" x 15' 9" (5.41m x 4.81m) Ceiling light points, radiators, built-in storage cupboards, vanity unit with inset sink, single glazed window overlooking the rear garden, door to the en suite.

En suite: 13' 6" x 4' 0" (4.11m x 1.23m) Ceiling light point, WC, walk-in shower cubicle, storage to the eaves, extractor fan.

Garage: 26' 1" x 11' 2" (7.95m x 3.41m) Ceiling light point, up and over garage door, single glazed windows to the side, door leading into a storage room with a single glazed window to the rear and door to the side.

Outside: The front of the property has gated access to a block paved path which leads around a well presented lawn with flower beds to the porch and front door. Also to the front there is gated access to a block paved driveway which leads down the side of the property to a substantial detached brick garage. The rear garden is beautifully maintained with a lawned garden having mature borders surrounding, well stocked with flowers and established trees.

Viewings: For all viewings please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold

Council tax Cardwells estate agents Bolton research indicates the council tax band is E annual cost of £2770

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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

