



WHITEGATE DRIVE, SHARPLES, BL1 8SF



- Extended semi detached house
- No upward chain involved
- Generous size, extended
- 4 bedrooms, 2 reception rooms
- Some updating required
- Ideal family home, good amenities
- Gardens to 3 sides, garage
- Viewing recommended



£249,950

BOLTON

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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.



Offered for sale with 'No upward chain involved'. Cardwells are pleased to offer for sale, this spacious semi detached house, situated in a very popular and convenient location. The property has been substantially extended, providing a lovely family home. The area is close to good amenities, including schools, shops and transport links. It is fair to say that the property would benefit from modernisation, however offers excellent potential. Viewing is highly recommended through Cardwells estate agents Bolton (01204) 381281, bolton@cardwell.co.uk The spacious accommodation briefly comprises; Double glazed entrance porch, living room, dining room, kitchen, breakfast room and a utility room. Upstairs, there are four good sized bedrooms and a bathroom. Outside, there are gardens to 3 sides of the property. A double width driveway provides ample off-street parking, leading to a single garage with an electronically operated up and over door. The property also benefits from partial double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch, door leading to

Living room: 18' 5" x 21' 6" (5.61m x 6.55m) at widest point Single glazed windows, side and rear aspect, feature marble fireplace, incorporating a living flame gas fire, two fitted storage cupboards, two radiators.

Dining room: 16' 11" x 11' 6" (5.15m x 3.50m) uPVC double glazed window, front aspect, three single glazed windows to front aspect, wall mounted Baxi Bermuda gas fire, radiator.

Kitchen breakfast room: 13' 10" x 10' 3" (4.21m x 3.12m) uPVC double glazed window to rear garden, fitted wall and base units with complementary working surfaces and tiled splashbacks, built-in oven and microwave, integrated dishwasher, integrated fridge, four ring gas burner hob with an extractor canopy above, inset sink unit with mixer tap, two radiators, a sliding door leads to

Utility room: 6' 3" x 4' 10" (1.90m x 1.47m) uPVC frosted double glazed door to rear garden aspect, space for a fridge freezer, plumbed for washing machine, fitted wall units and shelving.

Inner hallway: The hallway can be accessed via the kitchen and the living room.

Built in under stairs storage cupboard, radiator, enclosed staircase, leading to

Landing: Radiator, built-in storage cupboard, access to the loft which is fully boarded and there is an integral loft ladder to give access, doors leading to;

Bedroom 1: 15' 8" x 12' 1" (4.77m x 3.68m) 2 uPVC double glazed windows to front and side aspect, range of fitted wardrobes with overhead storage cupboards, wash basin inset to a vanity unit, matching drawers, radiator.

Bedroom 2: 13' 0" x 9' 10" (3.96m x 2.99m) UPVC double glazed window, front aspect, radiator.

Bedroom 3/office: 12' 10" x 9' 9" (3.91m x 2.97m) uPVC double glazed window to rear aspect, fitted wall units and shelving, radiator.

Bedroom 4: 10' 2" x 6' 9" (3.10m x 2.06m) uPVC double glazed window to the front aspect, fitted storage cupboard, radiator.

Bathroom: 8' 2" x 5' 5" (2.49m x 1.65m) Frosted double glazed window to the rear aspect, three-piece suite, comprising enclosed bath with mixer tap and a shower above, wash basin with mixer tap, close coupled WC, radiator, tiling to the walls.

Outside: Outside to the front, there is a double width block paved driveway with an open plan laid to lawn garden with plant displays. A block paved pathway gives access along the side elevation to a delightful enclosed garden which is well stocked mature with trees and plant displays. The rear garden is mostly paved with tree and plant borders.

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.

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

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band D with Bolton Council at an approximate cost of around £1960 per annum.

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.

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