



cardwells.co.uk

TEMPLECOMBE DRIVE, SHARPLES, BL1 7TD



- Beautiful semi detached family home
- Right on the edge of the woodland
- Cul de sac position, generous rear garden
- Private gate into the woodland to rear
- Lounge, dining rm, conservatory
- 3 double bedrooms, en suite shower room
- Stunning white family bathroom suite
- uPVC DG, Worcester gas combi C.H



£260,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

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. C W Pearson.

A semi-detached family home set in a cul-de-sac location, positioned quite literally on the edge of the local countryside with a gate opening directly into the woodland beyond the rear boundary. The wonderful home is situated on this ever popular residential development, located just off Belmont Road, though perhaps enjoys one of the more enviable positions with the woodland to the rear. Popular schools, shops, restaurants and countryside walks are all within easy reach whilst the M65, St Peters way and road travel for commuting is relatively easy. The property is well presented throughout and briefly comprises: entrance hallway, lounge with feature fireplace, from the lounge there is an archway into the dining room and sliding doors off to The conservatory which has double doors off to the beautiful rear garden, fitted kitchen with matching units, first floor landing, master bedroom with three-piece shower room, two additional double size bedrooms and a stunning family bathroom suite. The garden is of a generous size being longer than some of the neighbouring properties and offering superb space to: play, relax and entertain. There is an integral single garage and a block paved driveway providing additional private off-road parking. The family home benefits from gas combination central heating via a Worcester boiler, modern uPVC double glazing with white on the inside and light oak on the outside, and of course there are beautiful views to the rear. Viewing is highly recommended to appreciate all that is on offer, in the first instance of walks reviewing video is available to watch and then internal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk visiting: www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: 4' 3" x 3' 1" (1.290m x 0.931m) uPVC window to the side, UuVC double glazed entrance door to the front, radiator, quality flooring which opens from the hallway through the living room and into the dining room.

Living room: 17' 7" x 20' 2" (5.366m x 6.147m) Measured at absolute maximum points. Feature tiled fireplace with marble hearse and timber surround with mantle, uPVC window to the front with fitted blinds, radiator, turning staircase off to the first floor landing, built-in under stairs storage space, archway into the dining room.

Dining room: 9' 3" x 8' 0" (2.807m x 2.438m) Sliding double glazed patio doors off into the conservatory, radiator, door off into the kitchen.

Conservatory: 9' 4" x 8' 4" (2.849m x 2.541m) uPVC windows to 3 sides and uPVC double doors which open out onto the beautiful rear garden, large radiator.

Kitchen: 10' 4" x 8' 4" (3.140m x 2.541m) Fitted kitchen with matching: drawers, base and wall cabinets, cooker with double oven/grill, gas hob and extractor over, ceramic wall tiling, uPVC window overlooking the garden, uPVC rear entrance door, Frankie quality single bowl sink and drainer with mixer tap over, wall mounted Worcester gas combination central heating boiler, ceramic floor tiling, radiator.

First floor landing: 10' 10" x 8' 9" (3.309m x 2.670m) Measured at maximum points. Loft access point, built-in storage space.

Bedroom 1: 13' 4" x 11' 1" (4.058m x 3.376m) uPVC windows to the front, fitted wardrobes, Wood flooring, radiator, en suite shower room.

En suite: 8' 10" x 3' 10" (2.695m x 1.164m) A modern white three-piece shower room comprising: shower enclosure, dual flush WC and wash hand basin, stylish ceramic wall tiling, uPVC window, heated towel rail.

Bedroom 2: 13' 1" x 8' 2" (3.991m x 2.492m) Measured at maximum points into the fitted wardrobes. Radiator, uPVC window to the rear which enjoys the wonderful aspect over the rear garden and the woodland beyond.

Bedroom 3: 10' 6" x 8' 9" (3.194m x 2.670m) Maximum points into the fitted wardrobes. uPVC window to the front, radiator, built-in wardrobe/storage space.

Bathroom: 7' 11" x 6' 10" (2.418m x 2.073m) Measure of maximum points. A beautiful and stylish three-piece family bathroom suite with freestanding style curved bath with waterfall effect tap over and handheld shower option, dual flush WC and pedestal wash hand basin, ceramic wall tiling, uPVC window, heated towel rail, ceramic floor tiling.

Garage: 16' 11" x 8' 0" (5.160m x 2.426m) Measured approximately. An integral garage with open over vehicle access door. The garage is served by a brick paved driveway providing additional private off-road car parking space.

Garden: The rear garden is of a particularly generous size being approximately 20 foot longer than some of the neighbouring properties. Beyond the garden is quite literally the local countryside with a gate leading into woodland,

Please note: all viewings are by appointment only through our BOLTON Office

being beyond the boundary fence. The gardens have been thoughtfully landscaped over the years and have relatively level lawns, patio areas, children's play space, mature trees, colourful shrubs. In our opinion the gardens are wonderful space to play, relax and entertain whilst enjoying the woodland aspect to the rear.

Chain details: The property is sold with an upward chain the details of which will be confirmed in due course. Though at the time of writing it is hoped that the sellers will move into a vacant property.

Tenure: We are advised that the property is freehold.

Viewings: Viewing is highly recommended to appreciate all that is on offer, in the first instance of walks reviewing video is available to watch and then internal viewing appointments can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk visiting: www.cardwells.co.uk.

Mortgage: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, 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).

