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## THIRLSPOT CLOSE – SHARPLES –£415,000

A twice extended, five bedroom spacious Freehold detached family home set in a generous corner plot (approx 0.10 acre) in a quiet cul-de-sac location situated on an ever popular residential development off Belmont Road in Sharples. The location is superb with very little passing traffic and easy access to: beautiful local countryside, popular schools (Thornleigh, Sharples, Smithills, Belmont etc), shops, restaurants, sporting/leisure facilities and is well placed for commuting via both road and rail. The well presented accommodation, (approx 1,500 square feet) briefly comprises: reception hallway, lounge with feature central wood burning stove, open plan integrated kitchen/diner/family room with double doors off to the rear garden, rear entrance hall, ground floor shower room, first floor landing, four double bedrooms one with an en suite shower room, one single bedroom and a modern white three piece family bathroom suite. There is an integral garage served by a driveway providing additional off road parking, and a beautiful enclosed rear garden that is predominately laid to lawn with patio areas. Our clients advise us that they can enjoy the sunshine throughout the day in different parts of the garden. The property has recently been decorated and new carpets have been laid, a new RCD consumer unit/fuse box has been installed in 2022 and the gas central heating system is serviced annually. There is uPVC double glazing, and a security alarm system in place.

This is an individual family home with so much to offer a growing family. Viewing is essential To appreciate all that is on offer. In the first instance a walk-through viewing video is available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

### BOLTON

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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance hall:**  
uPVC double glazed front door with matching window aside, radiator, staircase leading to the landing.

**Living Room:** 17' 2" x 12' 2" (5.23m x 3.71m)  
UPVC double glazed window front aspect, radiator below, feature sandstone fireplace incorporating a dual aspect 'multi fuel' burning stove with an oak wooden mantle.



**Open kitchen dining room:** 20' 0" x 25' 0" (6.09m x 7.61m)  
Measured at widest points. Kitchen Area: UPVC double glazed window rear garden aspect, range of modern fitted wall and base units with complimentary working surfaces and splashback's, inset 1 1/2 bowl single drainer sink unit with mixer tap, built in oven and grill, inset five ring gas burner hob with an extractor canopy above, integrated dishwasher, radiator, built in under stairs storage cupboard. Dual aspect 'multi fuel' wood burner with living room. Dining area: uPVC double glazed French doors rear garden aspect, uPVC double glazed 'Oriel' window side aspect, two radiators.



**Bedroom Four:** 11' 7" x 10' 0" (3.53m x 3.05m)  
uPVC double glazed 'Oriel' window side aspect, radiator below, fitted wardrobes incorporating shelving.

**Bedroom Five:** 9' 3" x 8' 8" (2.82m x 2.64m)  
uPVC double glazed window front aspect, radiator below, built-in single bed with fitted storage below, access to the loft.



**Bathroom:** 7' 0" x 5' 5" (2.13m x 1.65m)  
uPVC frosted double glazed window rear aspect, modern white suite comprising, panel enclosed bath with mixer tap and a shower above, close couple WC, wash basin with mixer tap, tiled floor, traditional style radiator, tiling to the walls, extractor fan, inset spotlights to the ceiling.



### External:

To the front there is a driveway and a lawn garden. The driveway leads to a single garage with an up and over door. Gates give access to the side and rear. To the rear/side there is a stunning mature garden which is mainly laid to lawn with mature trees and plants. There is also a paved patio and a wooden shed.

**Garage:** 16' 0" x 8' 5" (4.87m x 2.56m)

The garage has an up and over door, frosted window, space for a washing machine and a Belfast sink.

### Viewings:

All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### Disclaimer

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#### **Rear Hallway:**

Tiled floor, door rear garden aspect, integral door leading through to the garage.

#### **Shower Room: 5' 9" x 4' 9" (1.75m x 1.45m)**

uPVC frosted double glazed window rear aspect, modern white suite comprising, shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor, tiling to the walls, radiator, extractor fan.



**Landing:**

**Built in airing cupboard, doors leading to:**

**Bedroom One: 14' 2" x 10' 3" (4.31m x 3.12m)**  
uPVC double glazed window rear garden aspect, modern fitted wardrobes and drawers, radiator.

**Bedroom Two: 13' 3" x 8' 2" (4.04m x 2.49m)**  
uPVC double glazed window front aspect, radiator below, fitted wardrobe, door leading to



**En-Suite Shower Room: 7' 5" x 3' 10" (2.26m x 1.17m)**

uPVC double glazed window rear aspect, shower cubicle, close couple WC, wash basin with mixer tap, tiled floor, radiator.



**Bedroom Three: 12' 3" x 11' 8" (3.73m x 3.55m)**

uPVC double glazed window front aspect, radiator below modern fitted wardrobes.

