



Independent Estate Agents  
**Cardwells** Est. 1982

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**GREYSTOKE DRIVE, SHARPLES, BL1 7DW**



- Detached family home
- 4 bedrooms, popular development
- No upward chain
- Lovely views, good local amenities
- Close to open countryside
- Extended, 22ft dining room
- Further potential to improve/extend
- New roof



**Offers in the Region Of £399,950**

**BOLTON**

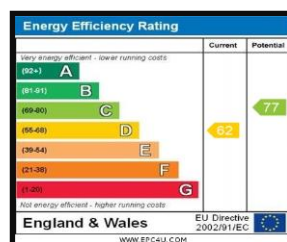
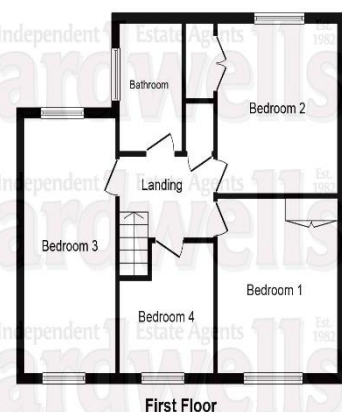
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Incorporating: Wright Dickson & Catlow, WDC Estates

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.

A lovely family sized detached property, with 'no upward chain involved' and is situated on a very popular development, close to beautiful open countryside, and excellent amenities. The property is extended and could be extended and improved further, subject to planning permission. There are delightful views with open fields to the rear. The spacious accommodation briefly comprises Entrance hall, lounge, extended dining room, kitchen, rear hallway, and a useful utility room/WC. To the first floor there are four bedrooms and a bathroom. Outside there is a block paved driveway and a garden to the front, which leads to a single garage with an up and over door. There is a delightful enclosed garden with open views beyond. The property also benefits from UPVC double glazing, gas central heating via a newly fitted Combi boiler and a new roof only fitted a month ago.

Viewing this highly recommended property through Cardwells estate agents, Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** UPVC double glazed front door with matching windows aside. Radiator, staircase leading to the landing.

**Lounge:** UPVC double glazed window, front aspect, feature fireplace, incorporating a living, flame gas fire, radiator.

**Dining Room:** UPVC double glazed French doors, and a window rear garden aspect, radiator.

**Kitchen:** UPVC double glazed window rear aspect, range of fitted wall and base units with complimentary worktop surfaces and a breakfast bar, inset stainless steel sink unit with mixer tap, built in oven and grill, inset, halogen hob, with an extractor canopy above, radiator, built in storage cupboard. A door leads to

**Rear Hallway:** UPVC double glazed window, rear garden, aspect. An integral door leads to the garage, a further door, leading to

**Utility Room:** Frosted glazed window, rear garden aspect, close coupled, WC, Belfast, style sink, tiled floor, shelving, space for a washing machine.

**Landing:** Fitted airing cupboard, inset spotlights to the ceiling, doors, leading to:

**Bedroom One:** UPVC double glazed window front aspect, fitted wardrobes with overhead, storage, cupboards, and matching drawers, radiator.

**Bedroom Two:** UPVC double glazed window, rear aspect, fitted wardrobes, matching drawers and overhead storage cupboards, wash basin with mixer tap inset to a vanity cupboard, radiator, inset spotlights to the ceiling.

**Bedroom Three:** 2 UPVC double glazed windows, front and rear aspect, radiator.

**Bedroom Four/Office:** UPVC double glazed window, front aspect, radiator, access to the loft.

**Bathroom** UPVC frosted double glazed window, rear aspect, matching white suite, comprising, enclosed bath with mixer tap, and a shower above, wash basin, with mixer tap, close, coupled WC, tiled floor, tiling to the walls, inset spotlights to the ceiling.

**Outside front:** There is a double width, block paved driveway, with a laid to lawn garden aside. The driveway leads to an attached single garage with an up and over door.

**Rear Garden:** There is a delightful landscape garden which is laid to lawn with lovely views, paved areas and raised plant beds. A gate gives access along the side elevation.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acre.

**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 E with Bolton Council at an approximate cost of around £2,395 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: 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)

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