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**HEATH COTTAGES BELMONT ROAD
SHARPLES, BL1 7DT**



- Lovely stone cottage
- Sought after location
- Tucked away off Belmont Road
- Versatile accommodation over 3 floors
- Many character features
- 3/4 bedrooms, dining room
- Contemporary bathroom & en suite
- Close to beautiful countryside



£349,950

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A lovely semi-detached cottage in a highly sought after location, tucked away just off Belmont Road. The property has a mixture of character and modern features, including wood burning stoves, wooden beams, contemporary bathroom and en suite. This impressive home has versatile accommodation over three floors, making this an ideal family home. The property is located on the edge of the countryside, yet close to excellent amenities. The accommodation briefly comprises entrance hall, kitchen and dining room with a feature fireplace. On the first floor you will find the living room, bedroom and the family bathroom. On the second floor, there are two bedrooms and an en-suite wc off bedroom two. Outside, there are delightful gardens to the front and rear. A driveway provides ample off-street parking which leads along the side elevation. There is a useful stone built outbuilding. The property benefits from double glazing to the majority and gas central heating. Viewing is highly recommended through Cardwells Estate Agents. 01204 381281 bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber framed glazed front door.

Entrance Hall: Window to the side aspect, radiator below, Parquet wooden flooring, staircase leading to the landing.

Kitchen: 17' 11" x 6' 10" (5.46m x 2.08m) UPVC double glazed window and door to the side and rear aspect, fitted wall and base units with complementary working surfaces and tiled splashbacks, sink unit with mixer tap, built-in oven, grill and microwave, inset four ring gas burner hob, space and plumbing for a washing machine, integrated fridge and freezer, tiled floor, inset spotlights and wooden beams to the ceiling.

Dining Room: 14' 8" x 14' 9" (4.47m x 4.49m) Two leaded light double glazed windows to the rear aspect, feature stone fireplace, incorporating a wood burning stove, tiled inner surround, stone floor, open under stairs storage.

Landing: Inset spotlights to the ceiling, doors lead to:

Living Room: 14' 7" x 15' 1" (4.44m x 4.59m) Leaded light glazed window to the rear aspect, feature stone fireplace, incorporating a wood burning stove, radiator.

Bedroom Three: 15' 3" x 6' 8" (4.64m x 2.03m) Leaded light window to the front aspect, radiator below, ornamental tiled fireplace.

Bathroom: 9' 7" x 8' 4" (2.92m x 2.54m) Three leaded light double glazed windows to the front aspect, contemporary white suite comprising freestanding bath with mixer tap/shower attachment, his 'n' hers wash hand basins inset to a vanity unit, shower cubicle, close coupled WC, tiled floor, tiling to the walls, inset spotlights, radiator.

From the first floor landing the staircase continues to the second floor.

Master Bedroom: 16' 0" x 13' 2" (4.87m x 4.01m) Leaded light double glazed window to the rear aspect, radiator below, fitted wardrobes, access to the loft, built in wardrobe/storage cupboard.

Bedroom Two: 15' 0" x 10' 3" (4.57m x 3.12m) Leaded light double glazed window to the front aspect, radiator below, fitting wardrobes, incorporating and dressing table unit, built in storage cupboard.

En-suite wc: Close coupled WC, wash hand basin inset to a vanity unit, part tiling to the walls, chrome plated towel rail, extractor fan.

Outside: There is a delightful garden with mature plants & trees. A paved pathway leads to the front door and a driveway continues along the side elevation. To the rear there is a substantial garden which is well stocked and mature with trees plants and floral displays. There is mainly laid to lawn and paved. There is a useful stone built garage/workshop.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 Acres (2 Plots).

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

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £ £1,817.45 per annum approx.

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 or visiting: 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 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.

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 or visiting: www.Cardwells.co.uk

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