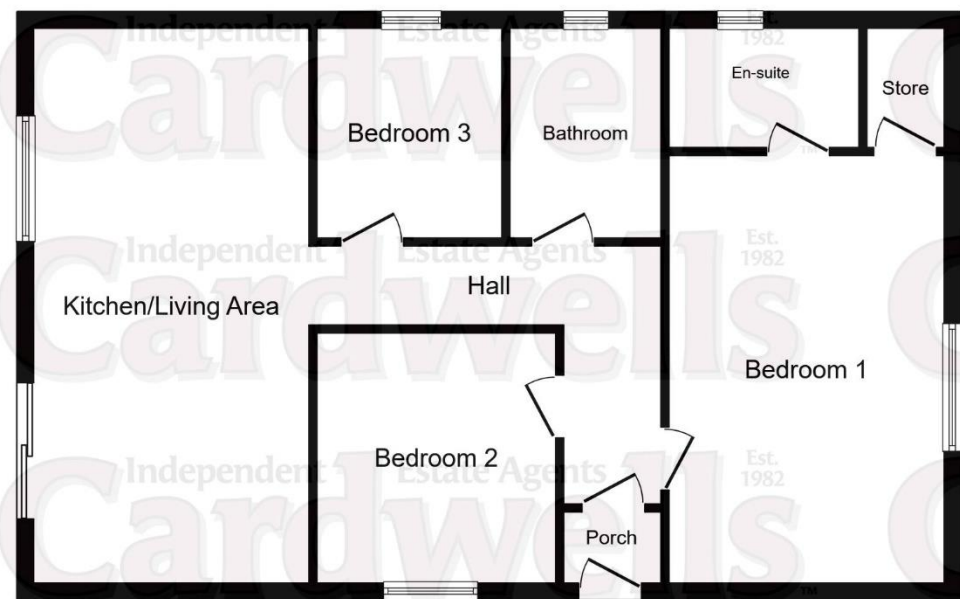




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
A	(92+)		
B	(81-91)		81
C	(69-80)		
D	(55-68)	62	
E	(39-54)		
F	(21-38)		
G	(1-20)		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



Floor Plan

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**BRACKEN CLOSE, SHARPLES, BL1 7DF**



- Three bedrooms
- Detached bungalow
- Bathroom and en suite
- Modern fitted kitchen
- Driveway/garage parking
- Front and rear garden
- No onward chain
- Sharples



**Offers in the Region Of £280,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
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 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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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.



Beautifully presented, modern detached bungalow located within the always desirable area of Sharples, Bolton and offered for sale with no onward chain. Five years ago our clients bought this property and have transformed it. They have modernised throughout with oak flooring in all three bedrooms, added an en-suite, new bathroom, quartz kitchen work tops, new boiler and insulation just to name some of the many improvements. To really appreciate the property and to arrange a viewing please contact Cardwells Estate Agents Bolton 01204381281

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** Double glazed, tiled floor.

**Entrance Hallway:** Ceiling light point, radiator, loft access.

**Bedroom 1:** 13' 5" x 11' 5" (4.10m x 3.48m) Ceiling light point, oak flooring, double glazed window to the front, radiator, coving to the ceiling, storage cupboard.

**En suite:** 7' 10" x 4' 0" (2.40m x 1.22m) Ceiling light point, double glazed window to the side, tiled floor and walls, radiator, vanity unit with sink, Wc, walk in shower.

**Bedroom 2:** 10' 4" x 9' 11" (3.16m x 3.02m) Ceiling light point, oak flooring, double glazed window to the side, radiator.

**Family bathroom:** 7' 6" x 6' 3" (2.29m x 1.91m) Ceiling light point, Wc, bidet, walk in shower cubicle, vanity unit with inset sink, tiled floor and walls, double glazed window to the side.

**Bedroom 3:** 8' 8" x 7' 8" (2.65m x 2.34m) Ceiling light point, oak flooring, double glazed window to the side, radiator.

**Kitchen/living area:** 21' 9" x 11' 5" (6.62m x 3.48m) Ceiling light points, double glazed window to the rear, double glazed sliding door to the garden, tiled flooring with splash back to the walls, fitted wall and base units with extra hob, gas hob, electric oven, quartz worktops, space for a washing machine, integrated fridge/freezer and dishwasher.

**External:** To the front and side of the property there is a lawned garden with driveway parking leading to a garage. At the rear of the property there is a patio area and lawned garden with borders.

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

**Council tax:** Cardwells Estate Agents research shows the property is band D

**Flood risk information:** 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.

**Plot size:** Cardwells Estate Agents Bolton research shows the approximate plot size is 0.12 acre.

**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.

**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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