

Independent Estate Agents

# Cardwells

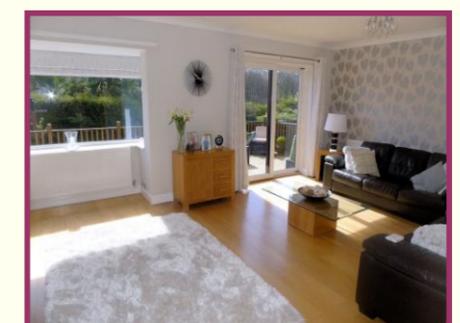
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HATHAWAY DRIVE, SHARPLES, BL1 7RY



- 4 bedroom split level detached house
- 1400 sq ft of luxurious living space
- Gas ch, uPVC double glazing throughout
- Huge lounge, sep dining room, cloak WC
- Master Bed with ensuite, family bathroom
- Double garage & driveway
- Beautiful landscaped gardens & views
- Presented to the highest of standards



**£324,950**

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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. C W Pearson.

Fabulous four bedroom split level detached house, offers 1400 square feet of luxurious living, with double garage, ample parking and a beautiful landscaped garden that is very private and features 2 timber decked patios. Located in a highly regarded residential area this is an outstanding family home and would be perfect for entertaining. Superbly presented the property has gas fired central heating and UPVC double glazed windows, however it is only by personal inspection that it's flexible design and generously proportioned rooms can be appreciated. Put simply, this property is exceptional and any viewer is certain to be very impressed. Comprises hall, cloaks w/c, huge lounge, separate dining room, kitchen/breakfast room and utility room. Four bedrooms, en-suite shower room to bedroom one and family bathroom. Double garage. Viewing is by appointment, please call Cardwells 7 days a week to view on 01204 381281.

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

**Porch** Integral storm porch, UPVC double glazed entrance door & surround.

**Hall** 19' 6" x 6' 3" (5.95m x 1.9m) Entry is mid level, stairs off giving up & down access, doors to lounge.

**Cloaks W/C** 2' 11" x 6' 11" (0.9m x 2.1m)

**Lounge** 14' 1" x 22' 0" (4.3m x 6.7m) Square bay window, inset wall mounted gas pebble flame fire, oak plank flooring, patio doors out to timber deck patio and garden.

**Dining Room** 14' 9" x 11' 6" (4.5m x 3.5m) Into square bay, entry level location. High vaulted ceiling.

**Bedroom Four** 10' 10" x 6' 11" (3.3m x 2.1m) Entry floor level location. High vaulted ceiling, laminate flooring.

**Kitchen** 9' 10" x 11' 6" (3m x 3.5m) Professionally fitted with a range of maplewood style cabinets, inset twin circular stainless steel sink & drainer, base cupboards, drawers and ample work top space with matching breakfast bar table, matching wall cabinets and wine rack, built in Neff double oven, 5 ring gas hob & glass stainless steel extractor hood, integrated dishwasher & fridge, ceramic tiled flooring, spotlighting to ceiling.

**Utility Room** 6' 7" x 6' 11" (2m x 2.1m) Maplewood style units, inset stainless steel sink top, base and wall units, plumbed for automatic washing machine, gas central heated boiler, ceramic tiled flooring.

**Landing** 6' 1" x 5' 11" (1.85m x 1.81m) built in cupboard.

**Bedroom One** 13' 1" x 10' 10" (4m x 3.30m) Professionally fitted furniture, wardrobes, top cupboards, dressing table, drawers & bed side cabinets, laminate flooring.

**En-Suite** 3' 3" x 8' 6" (1m x 2.6m) Fully tiled walls, shower cubicle, w/c & wash basin vanity unit.

**Bedroom Two** 10' 10" x 10' 10" (3.30m x 3.30m) Fitted mirror wardrobes, laminate flooring.

**Bedroom Three** 10' 2" x 9' 2" (3.10m x 2.80m) Approximately. Professionally fitted furniture, wardrobes & drawers plus built in shelving, feature corner windows, laminate flooring,

**Bathroom** 7' 3" x 8' 5" (2.2m x 2.56m) Fully tiled walls, white designer suite, Jacuzzi style bath with glass shower screen, wash basin set on a vanity cupboard, laminate flooring.

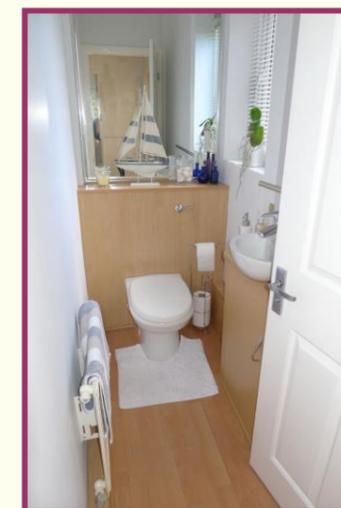
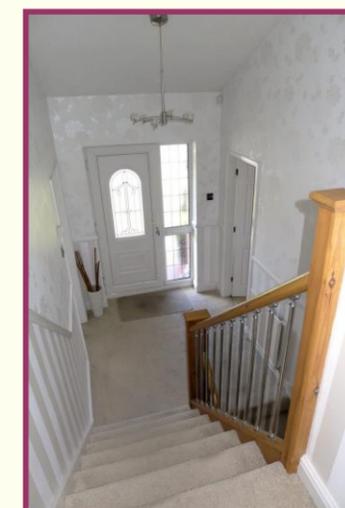
**Garage** 18' 9" x 18' 1" (5.71m x 5.50m) Brick detached double garage, cavity wall & tiled roof, electric up/over door, power/light, served by a driveway.

**Gardens** Fabulous private garden areas to all four sides. Open but private views to the rear, feature timber decked patio areas and laws with borders stocked with an abundance of shrubs, trees and bushes,

**Important Notes** Built 1989 & owned from new. Leasehold, residue of 999 years, ground rent £60 PA. Gas central heated by radiators, boiler new Aug 16 UPVC double glazing throughout. Solar panels installed 2013 & owned, create approximately £600 PA. Cavity wall insulation. Water on a meter.

**Price** £324,950 Including gas fire, lights, carpets, kitchen fittings, oven/hob, fridge, dishwasher, fitted wardrobes, tree house, curtains, blinds and shutters.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.



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