



Claves.



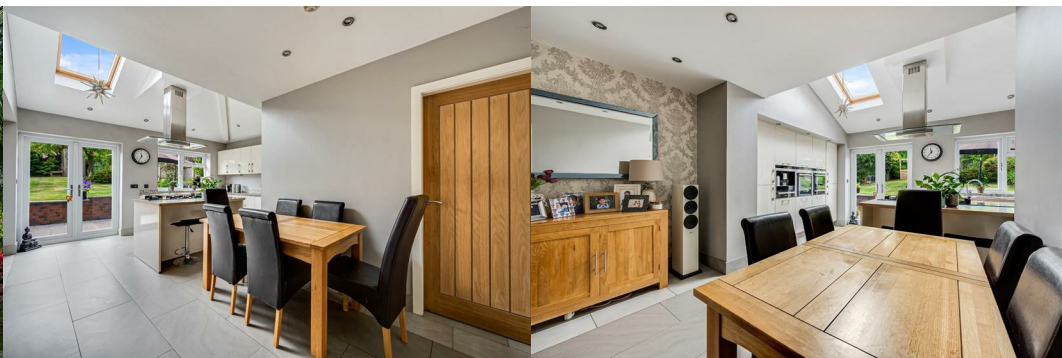
## Sharples Avenue

Bolton, BL17HE

Offers over £350,000



Situated in a highly desired location on Sharples Avenue, this extended four bedroom semi-detached boasts a fantastic garden, an abundance of living space, and is presented to contemporary standards throughout. Internally, a quick overview of the house includes a spacious hallway, two substantial reception rooms, a modern open plan kitchen-diner, utility, downstairs shower room and bedroom, while upstairs are three more bedrooms and the family bathroom. Externally this attractive home boasts an amazing back garden with raised lawn and patio, and a private drive to the front with garage door and storage. Let's take a closer look...



### The Living Space

The spacious hallway immediately gives you a glimpse of the generous proportions on offer and connects the downstairs accommodation... The first of the two reception rooms sits to the front where a bay window and period fireplace give a nod to this property's 1920s heritage, while contemporary décor and beautiful oak flooring bring it into the 21st Century. The second reception room is a very generous size having been extended with a part vaulted ceiling and velux windows, while providing a lovely garden outlook through the glass bi-fold doors. This room is truly a fantastic size and could even have multiple functions if desired, and another period fireplace is another example of tastefully blending the old with the new.

In addition to the two receptions already described, the modern open plan kitchen-diner is another fresh space with a generous footprint. The open plan aspect comprises a trendy modern kitchen with island in addition to another dining area. Integrated appliances within the kitchen include a Siemens oven and combination microwave and warming drawers, matching Siemens coffee machine, an Atag four plate gas hob with AEG extractor, dishwasher, full length fridge and half freezer, and wine cooler – you really can move in without lifting a finger here! No expense has been spared. And more patio doors open onto the garden affording that lovely indoor-outdoor lifestyle on warm summer days.

From the open plan kitchen-diner the utility provides plumbing for the washer/dryer, as well as extra cupboard space and an additional loft, and from the utility is access to a versatile room which is a fourth bedroom, or perhaps a guest room or home office. And to complement the downstairs bedroom is a downstairs shower room with three-piece suite and tiling to the floor and walls.

### Bedrooms & Bathrooms

Upstairs in a more traditional layout are three well proportioned bedrooms and a family bathroom, and like downstairs the character of the home is evident while clearly being brought up to great standards for modern living. The master is a generous double with a bay window, and the second bedroom at the rear is also a good-sized double. Not dissimilar to other rooms in the house, the main bathroom provides ample space for family life and comprises a modern bath with matching wash basin and WC, which all complement the white and black contemporary tiled colour scheme.

### A Superb Garden!

As well as the generous and attractive accommodation, the garden at this property is superb too! Benefitting from a patio for al fresco dining and relaxing in the sun, as well as a manicured large lawn and mature shrubbery and trees – great summer memories with family and friends are waiting to be made! Whether its playing with the kids or firing up the BBQ, this garden will be an absolute delight.

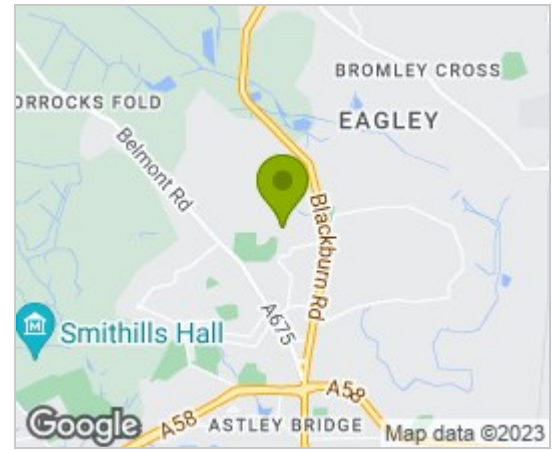
### A Quiet Suburban Spot

Sharples Avenue is a well connected yet quiet suburban spot in the ever-popular residential area of Sharples. Excellent schooling options are within walking distance, and there's a wide variety of amenities to choose from too! A selection of large supermarkets are within a minute's drive, and there's plenty of cafes, pubs, bars and restaurants nearby too. Sharples Avenue is also within a hop skip and jump of open green countryside, just make your way up Belmont Road and you can enjoy country strolls and other outdoor pursuits. If you require good transport links then the A666 is on your doorstep which leads straight to the national motorway network, and the train takes you directly into Manchester from both Bromley Cross and Bolton stations.

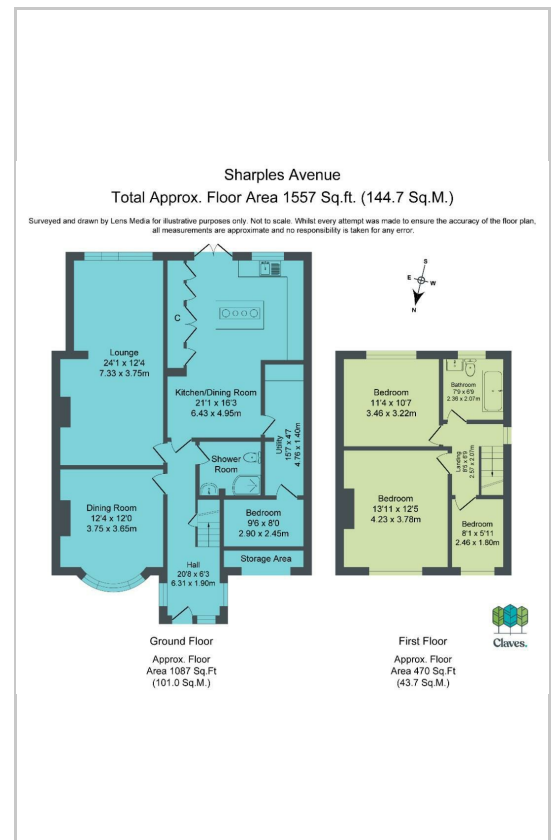
### Services & Specifics

The property is leasehold with a ground rent of £12 per annum. The lease length is TBC. There is gas central heating with a Viessman combi boiler located in the utility which we are advised is approx. 3 years old and was last serviced this year (2023). There is underfloor heating in the kitchen and downstairs shower room. The property has two loft spaces which are both boarded. The property is alarmed and has CCTV.

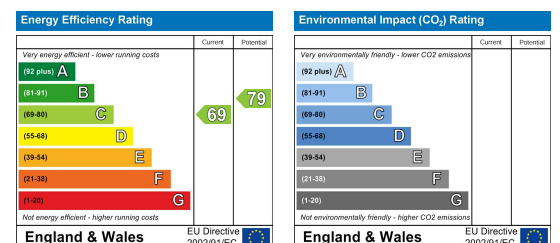
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk