



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

23 Sharples Hall Mews Sharples Hall Drive, Bolton, BL1 7HL

Welcome to 23 Sharples Hall Mews... A two-bedroom, true bungalow, tucked away on an exclusive over 55's development. Located just off Thornham Drive in Sharples, this property is ideally located within walking distance of local shops and bus routes, and is ideal for anyone looking to downsize in a quiet community. Briefly comprising of lounge-diner, kitchen, two bedrooms and a 3-piece shower room, as well as a garage, driveway and gardens to the front and rear.

A Closer Look...

After parking on the driveway, step through the front door into the entrance hall which connects all of the rooms, as well as two handy storage closets. Straight ahead is the bright and calm lounge-diner, with a feature fireplace to add a cosy focal point. Patio doors allow natural light into the room and open up to the large garden. Back through the hallway, the modernised kitchen has a range of white base and wall units with integrated fridge-freezer, Neff oven, grill, induction hob and extractor hood. The combi-boiler is also conveniently housed within a cupboard in here.

Bed Time...

Along the hallway, the master bedroom is a great double size with fitted furniture and lovely leafy views to the rear of the home. There's also a door giving internal access to the garage, where there is plumbing for your washing machine. Bedroom two is also a good sized double and views over the garden, and is currently used as a formal dining room, offering versatility. Completing the internal accommodation, the shower room is modern and fully tiled, with a large walk-in shower, vanity basin, W.C., chrome heated towel rail and in-built shelving for tidy storage of your towels and toiletries.

Please note: a service charge of £198 per month applies to this property, which covers the buildings insurance, roof and boiler cover, window cleaning and maintenance to the communal gardens.

Outside...

To the rear of the home there is a flagged patio area to enjoy sitting outside in the sunshine and a lawned garden with mature hedges for privacy. A pathway leads around the side of the home to the front garden and driveway.

The Location...

Sharples Hall Mews is a quiet over 55's development, located just off Thornham Drive on a popular residential estate in Sharples, within walking distance of local shops, restaurants and pubs. Popular transport links are easily accessible via car, train and bus, with direct routes from Hall i' th' Wood railway station to Bolton, Manchester, Salford and Blackburn. Eagley Nature Reserve is just around the corner for some beautiful walks, and there are plenty of playing fields near by for summer picnics!

£195,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Semi-Detached True Bungalow
- Sought After Over 55's Development
- Lounge
- Modern Kitchen
- Two Bedrooms
- 3-Piece Shower Room
- Garage & Driveway
- Private Rear Garden

23 Sharples Hall Mews Sharples Hall Drive, Bolton, BL1 7HL

Welcome to 23 Sharples Hall Mews... A two-bedroom, true bungalow, tucked away on an exclusive over 55's development. Located just off Thornham Drive in Sharples, this property is ideally located within walking distance of local shops and bus routes, and is ideal for anyone looking to downsize in a quiet community. Briefly comprising of lounge-diner, kitchen, two bedrooms and a 3-piece shower room, as well as a garage, driveway and gardens to the front and rear.

A Closer Look...

After parking on the driveway, step through the front door into the entrance hall which connects all of the rooms, as well as two handy storage closets. Straight ahead is the bright and calm lounge-diner, with a feature fireplace to add a cosy focal point. Patio doors allow natural light into the room and open up to the large garden. Back through the hallway, the modernised kitchen has a range of white base and wall units with integrated fridge-freezer, Neff oven, grill, induction hob and extractor hood. The combi-boiler is also conveniently housed within a cupboard in here.

Bed Time...

Along the hallway, the master bedroom is a great double size with fitted furniture and lovely leafy views to the rear of the home. There's also a door giving internal access to the garage, where there is plumbing for your washing machine. Bedroom two is also a good sized double and views over the garden, and is currently used as a formal dining room, offering versatility. Completing the internal accommodation, the shower room is modern and fully tiled, with a large walk-in shower, vanity basin, W.C., chrome heated towel rail and in-built shelving for tidy storage of your towels and toiletries.

Please note: a service charge of £198 per month applies to this property, which covers the buildings insurance, roof and boiler cover, window cleaning and maintenance to the communal gardens.

Outside...

To the rear of the home there is a flagged patio area to enjoy sitting outside in the sunshine and a lawned garden with mature hedges for privacy. A pathway leads around the side of the home to the front garden and driveway.

The Location...

Sharples Hall Mews is a quiet over 55's development, located just off Thornham Drive on a popular residential estate in Sharples, within walking distance of local shops, restaurants and pubs. Popular transport links are easily accessible via car, train and bus, with direct routes from Hall i' th' Wood railway station to Bolton, Manchester, Salford and Blackburn. Eagley Nature Reserve is just around the corner for some beautiful walks, and there are plenty of playing fields near by for summer picnics!

£195,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Front Elevations



Entrance Hallway



Kitchen





Lounge



Master Bedroom



Bedroom Two



Shower Room



Garden



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property