



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 cream base and wall units with integrated fridge-freezer, oven, grill, electric 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. 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 £216.50 per month applies to this property, which covers the buildings insurance, roof and boiler cover 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, BL7 9DX

Front Elevations



Entrance Hallway



Kitchen





Lounge



Master Bedroom



Bedroom Two



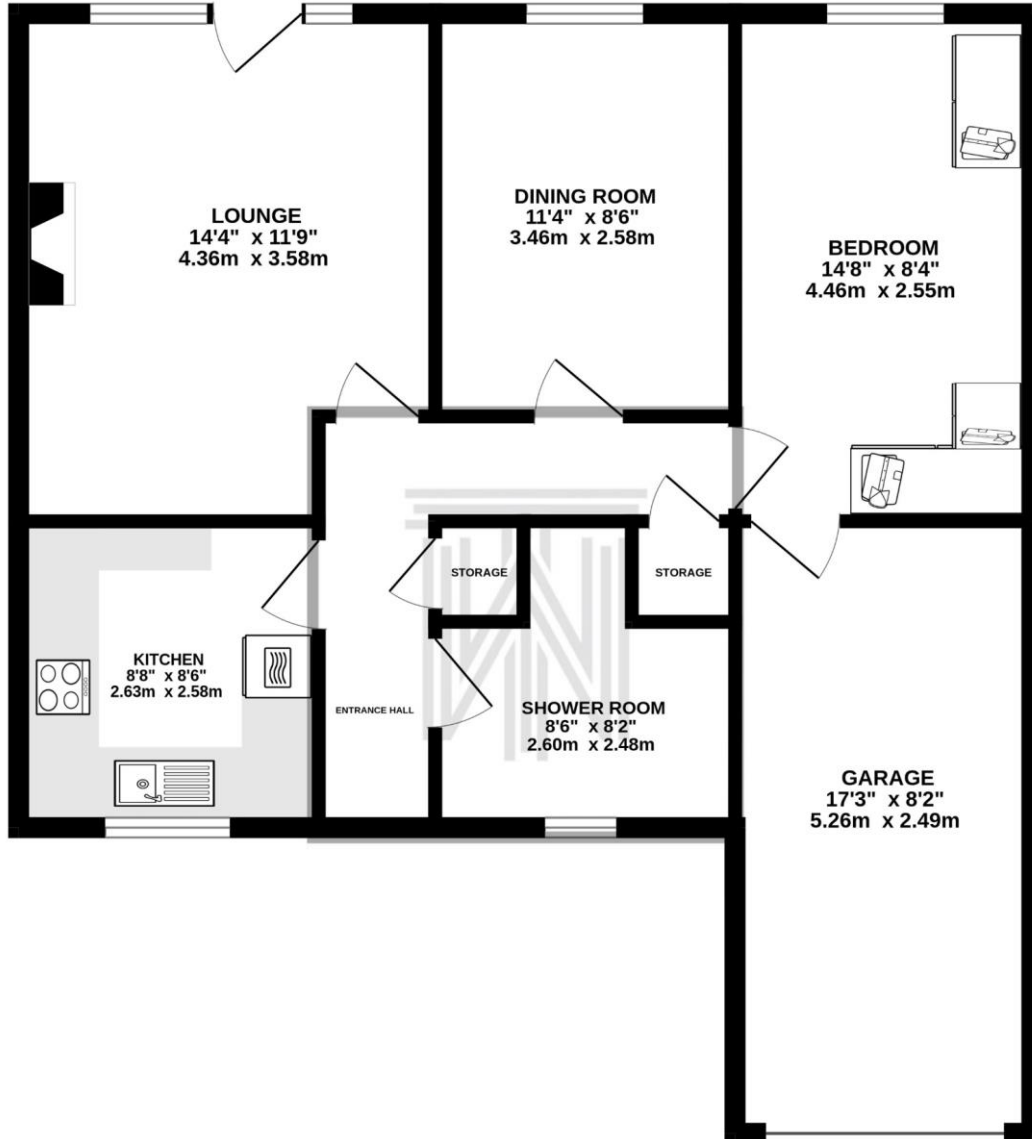
Shower Room



Garden



GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



23 SHARPLES HALL MEWS - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 723 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025