

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

43 Sharples Avenue, Bolton, BL1 7HE

The Property... Welcome to 43 Sharples Avenue...a mature semi detached family home situated in the highly desirable Sharples area of Bolton. The Property is in need of some general modernisation, perfect for anyone looking to put their own style on a property...there is no upward chain with this one either. Briefly comprising: entrance hall, lounge, dining room, kitchen, three bedrooms and a 3 piece bathroom. The garden plot is extremely generous in size, ideal for a growing family.

Step Inside...

Enter into the hallway before heading into the lounge through the door to your right, a lovely big window allows light to pour into this room. Next door, you'll discover a dining room with a window looking over the large rear garden, another good sized room. Back to the hallway and straight through to the kitchen with fitted wall and floor units and a window looking over the rear garden. Retrace your steps back through to the entrance hallway to climb the stairs to the first floor where you'll find three bedrooms and a 3 piece bathroom.

Step Outside...

To the rear of the property is a large South Facing rear garden to set your patio furniture on and soak up the summer sun! To the front is a flagged driveway providing off road parking and a lawned garden.

Everything You'll Need on Your Doorstep...

Located in a sought after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, Starbucks at the bottom of the road, leisure facilities and transport links. At the top of the avenue is access to playing fields to take the kids or walk the dog! It is also close to open countryside for outdoor pursuits!

£200,000



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Semi-Detached Property
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- 3 Piece Bathroom
- Generous sized South Facing Rear Garden
- Driveway
- No Chain

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www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Front Elevations



Entrance Hallway



Lounge



Second Reception Room



Kitchen



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom



Rear 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