

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.

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

Welcome to 27 Sharples Hall Mews...A one-bedroom ground floor apartment, 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, one double bedroom and a 3-piece wet room, as well as communal gardens and allocated parking.

A Closer Look...

After parking up, step through the front door into the entrance hall which connects all of the rooms, as well as a useful storage cupboard. Straight ahead is the bright and calm lounge-diner, with patio doors that allow natural light into the room and open up to the gardens. Back through the hallway, the kitchen has a range of base and wall units with integrated oven, grill, hob and extractor hood and space for a washing machine, dishwasher and fridge freezer.

Bed Time...

Along the hallway, the bedroom is a great double size with fitted furniture and lovely leafy views to the rear of the home. Completing the accommodation, the wet room comprises of a walk-in shower, basin, W.C., chrome heated towel rail and a cupboard for tidy storage of your towels and toiletries.

Please note: a service charge of £277.00 /month 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 are communal gardens with a flagged patio area to enjoy sitting outside in the sunshine and a lawned garden with mature hedges. A pathway leads around the side of the home to the front garden and allocated parking.

The Location...

Sharples Hall Mews is a quiet over 55's development, located just off Thornham Drive on a popular

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

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!

£90,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Ground Floor Apartment
- Sought After Over 55's Development
- No Chain
- Lounge-Diner
- Kitchen
- One Double Bedroom
- Three-Piece Wet Room
- Allocated Parking
- Communal Gardens
- Close To Local Amenities

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

Welcome to 27 Sharples Hall Mews...A one-bedroom ground floor apartment, 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, one double bedroom and a 3-piece wet room, as well as communal gardens and allocated parking.

A Closer Look...

After parking up, step through the front door into the entrance hall which connects all of the rooms, as well as a useful storage cupboard. Straight ahead is the bright and calm lounge-diner, with patio doors that allow natural light into the room and open up to the gardens. Back through the hallway, the kitchen has a range of base and wall units with integrated oven, grill, hob and extractor hood and space for a washing machine, dishwasher and fridge freezer.

Bed Time...

Along the hallway, the bedroom is a great double size with fitted furniture and lovely leafy views to the rear of the home. Completing the accommodation, the wet room comprises of a walk-in shower, basin, W.C., chrome heated towel rail and a cupboard for tidy storage of your towels and toiletries.

Please note: a service charge of £277.00 /month 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 are communal gardens with a flagged patio area to enjoy sitting outside in the sunshine and a lawned garden with mature hedges. A pathway leads around the side of the home to the front garden and allocated parking.

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!

£90,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Front Elevations



Hallway



Lounge-Diner





Kitchen



Bedroom



Wet Room



Gardens





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