



Sharples Avenue
Bolton

Miller Metcalfe
Every step of the way

Sharples Avenue

Bolton

Semi Detached



3



1

EPC Rating - D

****FANTASTIC FAMILY HOME** EXTENDED KITCHEN & PORCH *** WALK IN CONDITION**

Welcome to 24 Sharples Avenue, this three-bedroom extended family home has been fully renovated and is ready to walk in and enjoy all the hard work the current owners have put into this property, making it the perfect family home.

As you approach the property a brick wall lines the boarder with electric gates for privacy and added security.

Step inside and feel the warmth under your feet from the underfloor heating you'll will find a home that is not only spacious but also thoughtful designed for both comfort and functionality. The extended layout offers a generous living space, providing room for family gatherings, entertaining guests, or simply unwinding after a long day.

The heart of the home lies in the well-appointed kitchen, boasting modern appliances, ample storage, and a stylish finish. The spacious dining room seamlessly connects, creating a fluid living space.

Upstairs, the three bedrooms offer a peaceful retreat, each with its own unique character. The bathroom is lined with wall and floor tiles with a three-piece white suite.

Basic 16 Mbps
Superfast 42 Mbps
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - Yes

TENURE

Leasehold
Lease Start Date 24 Feb 1936
Lease End Date 12 May 2928
Lease Term
998 years from 12 May 1930
Lease Term Remaining 904 years

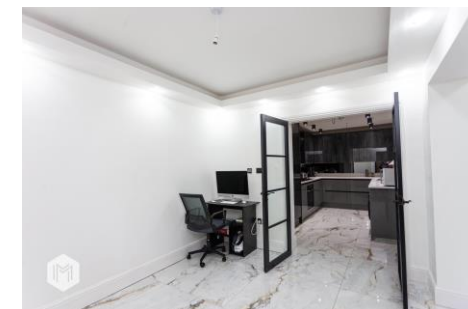
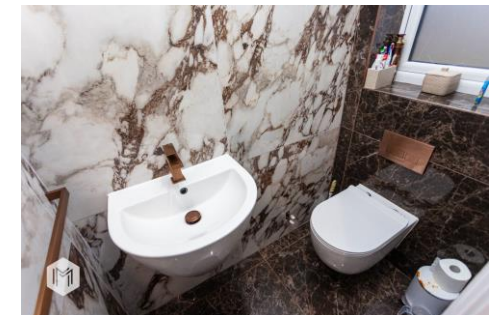
COUNCIL TAX

Band: C
Annual Price: £1,742

MOBILE COVERAGE

EE - Medium
Vodafone - Medium
Three - Medium
O2 - Medium

BROADBAND

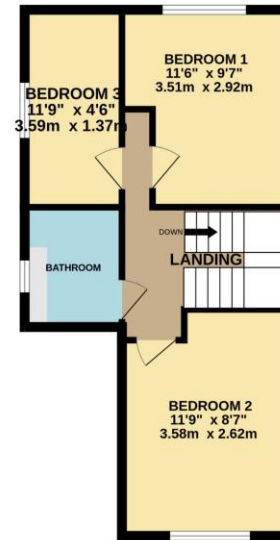




GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 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 62024

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.