

Total area: approx. 93.7 sq. metres (1008.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

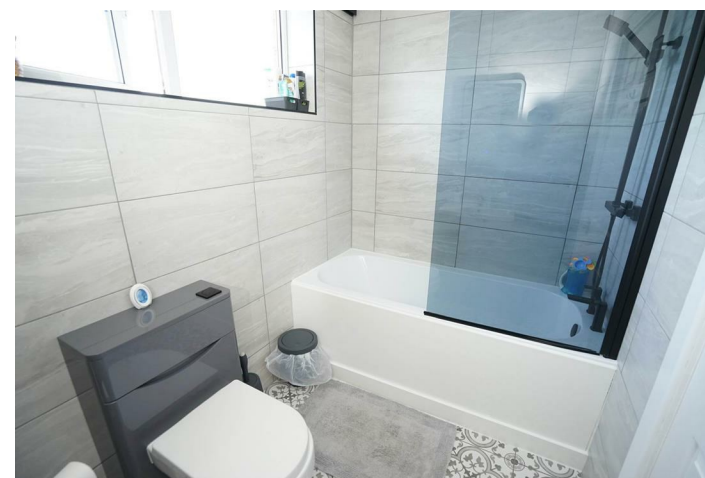
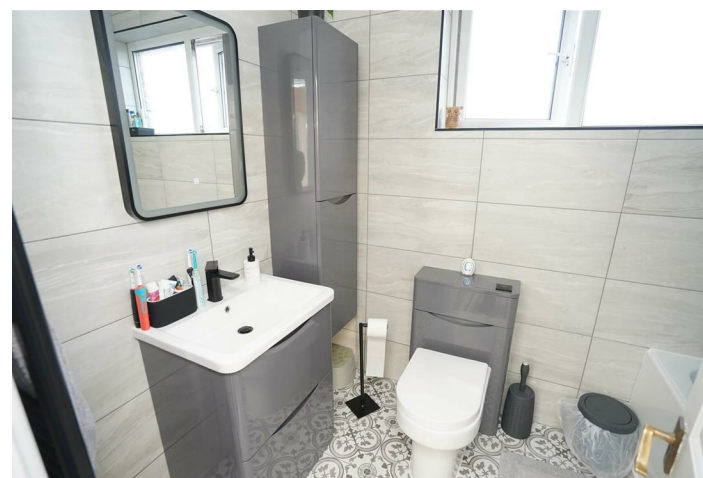
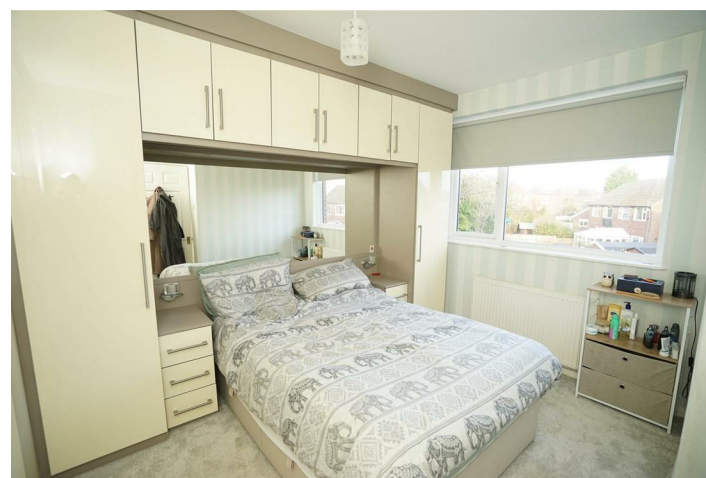
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**7 Whitegate Drive, Sharples, Bolton, BL1 8SF**

Well presented and extended three bedroom semi detached, situated within this highly sought after area of Astley Bridge. The property benefits from having a new bathroom, re wire and new roof along with replacement boiler, double glazing and superb resin driveway. The property also benefits from planning permission for a loft conversion passed 2 years ago. Internally the property offers spacious living accommodation with two reception rooms, extended kitchen and utility area and 3 generous bedrooms plus a modern fitted bathroom. Outside there are gardens to the front and rear and a long resin driveway with parking for 3 cars. Viewing is essential.

**Offers In The Region Of £240,000**





Situated with easy access of local primary and secondary schools, this extended semi detached will certainly appeal to the family market. Offering already extended accommodation this particular property has already had planning passed for a loft conversion which is still in date, giving the chance to start the conversion straight away. Currently the accommodation comprises: Entrance hall, dining room, lounge, utility area and fitted kitchen. To the first floor there are three generous bedrooms the master having fitted wardrobes and a superb modern bathroom suite. Outside there are gardens to the front with lawned area and extensive resin driveway offering off road parking for 3 cars. To the rear there is a large patio, lawned area and concrete hardstanding. The property also benefits from having had a variety of works carried out by the current owners which include a re-wire, re roof, boiler replacement and double glazing. Viewing is essential to appreciate the space and potential on offer.

**Entrance Hall**

Radiator, laminate flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to built-in under-stairs storage cupboard.

**Dining Room**

15'3" x 10'3" (4.65m x 3.12m)  
Radiator, laminate flooring, coving to ceiling, uPVC double glazed french doors to garden, open plan to:

**Lounge**

10'3" x 16'10" (3.12m x 5.13m)  
UPVC frosted double glazed window to side, uPVC double glazed window to front, living flame effect electric fire set in timber surround and marble effect inset and hearth, radiator, laminate flooring, coving to ceiling.

**Utility**

4'8" x 6'1" (1.42m x 1.85m)  
Fitted with a matching range of oak effect fronted base and eye level units with complementary worktops, wall mounted concealed gas combination boiler serving heating system and

domestic hot water, plumbing for washing machine, space for tumble dryer, vinyl flooring, open plan to:

**Kitchen**

9'10" x 7'9" (3.00m x 2.36m)  
Fitted with a matching range of oak effect fronted base and eye level units with complementary worktops, 1+1/2 bowl composite sink unit with single drainer, stainless steel swan neck mixer tap and acrylic splashbacks, integrated slimline dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, uPVC double glazed side door.

**Landing**

UPVC double glazed window to side, door to:

**Bedroom 1**

12'7" x 8'2" (3.84m x 2.49m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails,



shelving, overhead storage, cupboards and drawers, further two fitted single wardrobes, radiator.

**Bedroom 2**

12'10" x 9'11" (3.92m x 3.03m)  
UPVC double glazed window to front, radiator.

**Bedroom 3**

10'2" x 6'7" (3.10m x 2.01m)  
UPVC double glazed window to front, radiator.

**Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with rainfall shower over and glass screen and inset wash hand basin in vanity unit with drawers and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror with light, uPVC frosted double glazed window to rear, vinyl flooring, ceiling with recessed spotlights.

**Outside**

Front garden, enclosed by dwarf wall and hedge to front and sides, extensive resin driveway to the front and side with car parking space for three cars with lawned area and mature flower and shrub borders. Rear garden, enclosed by timber fencing to rear and sides, large paved patio with steps down to lawned area, concrete hard standing