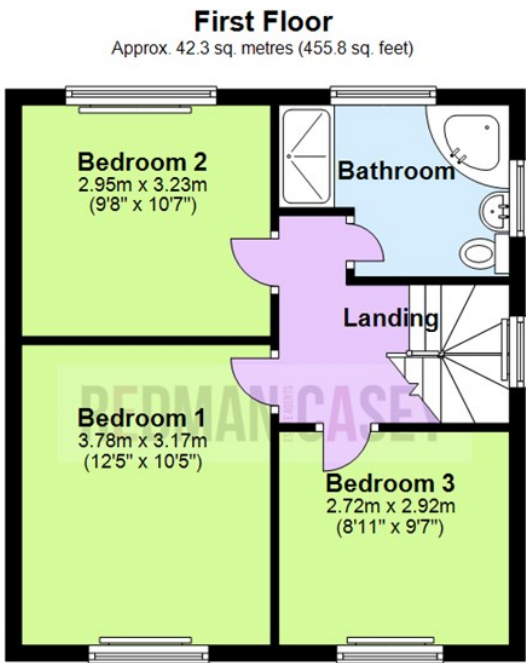
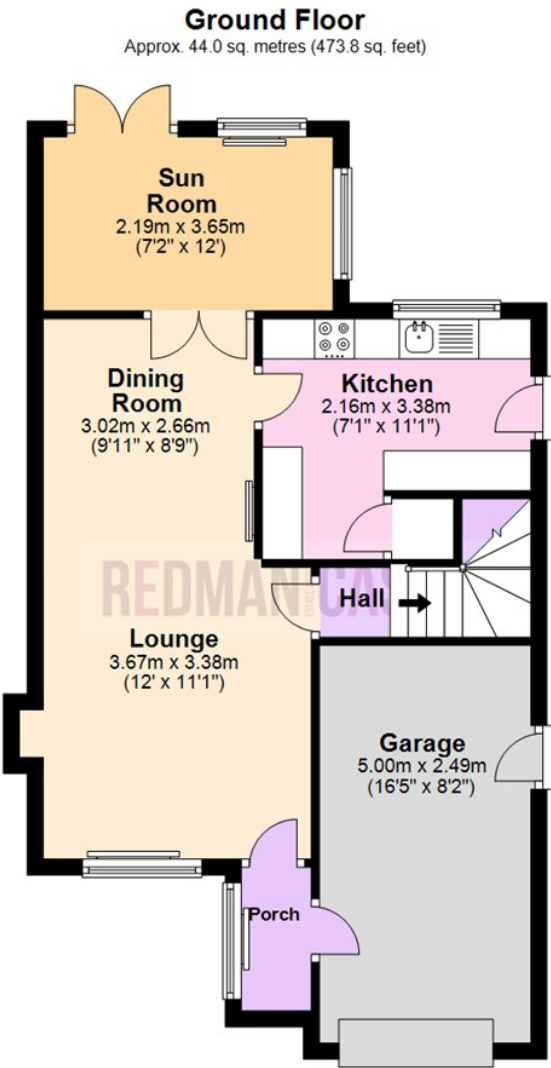




Total area: approx. 86.4 sq. metres (929.6 sq. feet)

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.



**9 Ranworth Close, Sharples, Bolton, Lancashire, BL1 7RL**

Well presented and deceptively spacious three double bedroom semi detached property. Located on this highly sought after residential estate offering excellent accommodation and access to local amenities, shops and popular local schools for both junior and senior children. The property has been extended to the rear to provide a sun room / office enjoying views over the garden and has the potential for further expansion should the need arise. Viewing is essential to appreciate all that is on offer.

**Offers Over £230,000**

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 83                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   | 69      |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | 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) A                                                     |         |                                                                                                               |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |





Located on this highly popular residential estate in Sharples the property is in easy reach of local amenities, shops, popular junior and secondary schools along with transport links . Offering excellent accommodation throughout and having been extended to the rear the accommodation comprises :- Porch, lounge open plan to dining room, fitted kitchen with built in appliances, sun room / office. To the first floor there are three double bedrooms and bathroom fitted with a four piece modern white suite. Outside there is driveway parking for 2 cars leading to a single garage, lawned area with well stocked beds and borders. Top the rear is a large private garden with patio and lawned area. The property benefits from gas central heating and double glazing and must be viewed to appreciate all that is on offer.

**Porch**  
UPVC double glazed leaded window to side, radiator, door to:

**Lounge**  
12'0" x 11'1" (3.67m x 3.38m)  
UPVC double glazed window to front, living flame effect gas fire with surround, radiator, laminate flooring, coving to ceiling, open plan to:

**Dining Room**  
9'11" x 8'9" (3.02m x 2.66m)  
Double radiator, laminate flooring, coving to ceiling, door to kitchen, double door to:

**Sun Room**  
UPVC double glazed window to side, uPVC double glazed window to rear, double radiator, laminate flooring, coving to ceiling, uPVC double glazed french doors to garden.

**Kitchen**  
7'1" x 11'1" (2.16m x 3.38m)  
Fitted with a matching range of base and eye level units with drawers, cornice trims and complementary worktop space, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over,

uPVC double glazed window to rear, laminate tiled flooring, uPVC double glazed side door to garden, door to built-in under-stairs storage cupboard.

**Hall**  
Stairs to first floor landing.

**Landing**  
UPVC double glazed window to side, radiator, coving to ceiling, ceiling, access to loft, door to:

**Bedroom 1**  
12'5" x 10'5" (3.78m x 3.17m)  
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator, coving to ceiling with recessed low-voltage spotlights.

**Bedroom 2**  
9'8" x 10'7" (2.95m x 3.23m)  
UPVC double glazed leaded window to rear, two built-in double wardrobes, radiator, laminate flooring, coving to ceiling.



**Bedroom 3**  
8'11" x 9'7" (2.72m x 2.92m)  
UPVC double glazed leaded window to front, radiator, coving to ceiling.

**Bathroom**  
Fitted with four piece modern white suite comprising corner panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC frosted double

glazed window to rear, uPVC frosted double glazed window to side, ceramic tiled flooring, Upvc panelled ceiling with recessed low-voltage spotlights.

**Outside**  
Front garden, enclosed by mature hedge to side with lawned area, brick paved pathway leading to front entrance door and mature flower and shrub borders, block paved driveway to the front leading to garage and with

car parking space for two cars. Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, timber shed, side gated access.

**Garage**  
Integral brick built garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water space for fridge/freezer and tumble dryer, Up and over door, door.