



2 Sharples Hall Fold, Bolton, Greater Manchester, BL1 7EH

£150,000

A two-bedroom true bungalow, situated in a lovely purpose built over 55s development. Sharples Hall Fold is a very popular, quiet development, with delightful surroundings and gardens. Close to an array of local amenities such as local shops, supermarkets and transport links. The property is offered for sale with no onward chain involved. Early viewing is highly recommended.

The property comprises of an entrance hallway, living room with front aspect patio doors, two good sized bedrooms with the main bedroom benefitting from fitted wardrobes, fitted kitchen comprising of an electric four-ring hob, overhead extractor fan and space to accommodate a fridge/ freezer and washing machine, and a shower room bathroom.

**the purple**
property shop

Tel: 01204 598979

ACCOMMODATION

Lounge

4.22m x 4.00m (13' 10" x 13' 1") Maximum measurements

Kitchen

3.01m x 2.59m (9' 11" x 8' 6")

Bedroom 1

3.42m x 3.34m (11' 3" x 10' 11") Maximum measurements

Bedroom 2

3.44m x 2.60m (11' 3" x 8' 6")

Bathroom

1.96m x 1.65m (6' 5" x 5' 5")

ADDITIONAL INFORMATION

Tenure

Freehold
Maintenance £247.00 monthly - includes
Accountancy Fee
Building Insurance
Capital Provision
Boiler
Communal Electricity
Estate Service Cost
Responsive Repairs
Tree Work Provision
Warden Call
Window Cleaning

Council Tax

Bolton, Band C, Approximately £1903.18 per annum

Mobile Coverage

EE Limited
Three Likely
O2 Limited
Vodafone Limited

Broadband

Currently: Ultrafast 1000 Mbps download speed

Satellite / Fibre TV Availability

Sky / BT / Virgin / TalkTalk

Conservation Area

The Purple Property Shop can confirm the property is not in a conservation area.

Flood Risk

The Purple Property Shop can confirm the property is at no risk of flooding.

AGENT NOTES

Purchaser Identity checks

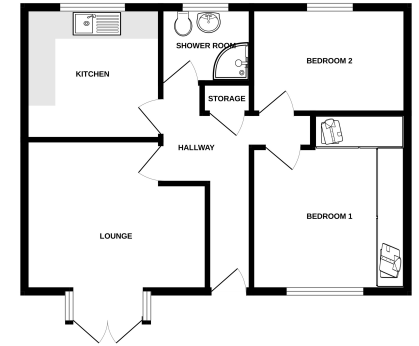
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please ask the branch for further details.

Important note to potential purchasers & tenants

We endeavour to make our particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

Purchasers: Fixtures and fittings other than those mentioned are to be agreed with the seller.

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



MARKETED BY THE PURPLE PROPERTY SHOP
TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx.
We warrant that the above information is true to the best of our knowledge and belief, but we do not warrant its accuracy or completeness. The information is provided for your information only and should not be relied upon as a basis for any decision. The information is provided on an 'as is' basis and we accept no liability for any loss or damage, whether direct or indirect, arising from its use.

