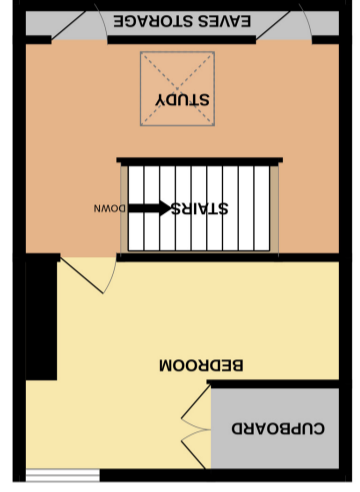
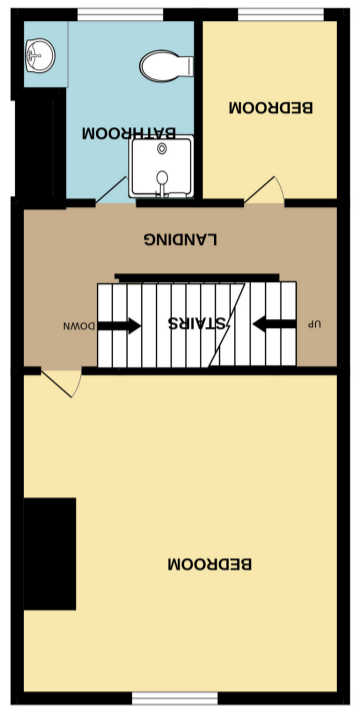


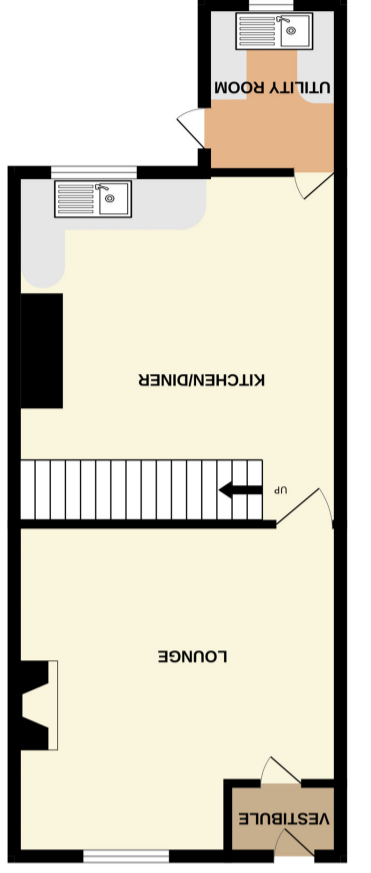
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
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2ND FLOOR  
297 sq. ft. (27.6 sq.m.) approx.



1ST FLOOR  
422 sq. ft. (39.2 sq.m.) approx.



GROUND FLOOR  
472 sq. ft. (43.9 sq.m.) approx.





The Purple Property Shop are delighted to bring to market this stunning, three-bedroom terraced grade II listed cottage located in Sharples! This property is deceptively spacious and boasts three bedrooms, two reception rooms and all of the original features and character! Perfectly located for access to local amenities, local schools and commuting links.

On entering the property is an entrance vestibule leading into the first reception room which is in current use as the lounge. The lounge has a log burner effect gas stove at the centre of the room, the original beams and hard wood flooring. To the rear is access into the kitchen / diner, this comprises of a range of base units incorporating a stainless-steel sink and space to accommodate a range cooker and tall fridge/ freezer and a dining table. To the rear is a utility room and which has ample cupboard/ storage space, stainless-steel sink and space to accommodate a washing machine and tumble dryer.

Stairs from the kitchen/ diner lead to the first floor which has two bedrooms and the bathroom. To the front of the first floor is the main bedroom which is very spacious and has a fitted carpet and front aspect window. To the rear of the first floor is the third bedroom and bathroom, the third bedroom is carpeted with a rear aspect window. The bathroom has a shower cubicle, W/C and a vanity unit with a hand wash basin. From the landing, stairs lead to the second floor which has another bedroom / study.

Externally, To the front of the property is a small front garden and to the rear is a courtyard, both designed with low maintenance in mind. Directly opposite the property is a community garden and there is parking to the rear.

Viewings for this property are highly recommended to appreciate how stunning this property really is.

## Ground Floor

### Lounge

4.33m x 4.48m (14' 2" x 14' 8")



## Kitchen/Diner

4.33m x 4.36m (14' 2" x 14' 4")

## Utility

1.85m x 2.28m (6' 1" x 7' 6")

## First Floor

### First Bedroom

4.33m x 4.49m (14' 2" x 14' 9")

### Second Bedroom

2.01m x 2.56m (6' 7" x 8' 5")

## Bathroom

2.08m x 2.38m (6' 10" x 7' 10")

## Loft

### Bedroom & Study Room

3.89m x 4.45m (12' 9" x 14' 7")

## Additional Information

### Tenure

Leasehold

999 years (less 10 days) from 12 May 1806

Rent : £3.12s.6d

### Council Tax

Bolton / Band B / Approximately £1585.81

