

ANDREW
LANE



- SHARPLES -

Are you in search of a spacious 6-bedroom family home in Sharples?

Nestled behind a charming stone wall front, discover No. 30 Andrew Lane, a surprisingly spacious semi-detached home situated in the highly sought-after Sharples area.

As you arrive, you'll notice the ample driveway space for up to three vehicles. Approach the newly installed front door flanked by elegant stainless glass panels above it.

Step inside, and you'll be greeted by a welcoming hallway adorned with a meticulously crafted timber handrail along the staircase. For added convenience, there's a conveniently placed WC and a corner wash basin tucked beneath the stairs, providing a practical and functional space for both guests and family members.









Follow the door to the right into the first of two reception rooms. Light and bright with a bay window looking out over the front garden, this neutrally decorated sitting room features a wood burner stove nestled within a red brick chimney breast.

Adjacent to this, the lounge boasts a bay window that provides a serene view of the rear garden. The furniture is thoughtfully arranged around a wall-mounted TV point embedded within a captivating willow wallcovering, harmonising beautifully with the grey carpeting.



Towards the back of the house, you'll uncover the extended open-plan kitchen-diner. This space is bathed in natural light, courtesy of two generously sized windows that offer delightful views of the rear garden.

The kitchen area features sleek grey cabinets arranged in a convenient U-shape configuration, complete with a freestanding oven, a black sink with a drainer, and plumbing for a dishwasher. Walls are painted white, with farmhouse-style splashback tiling above the dark worktop and recessed spotlights gracing the ceiling.





There's ample room for a spacious dining table, and you even have the space to add an island unit or additional cabinets if desired. A door provides easy access to the rear garden, making this space ideal for both cooking and outdoor entertaining.

Additionally, you'll find a utility room/ pantry conveniently accessible from this area.



Before heading upstairs, discover the sixth bedroom to the front ground floor, a versatile space suitable for guests. This room features laminate flooring and creamy walls, making it equally ideal as a home office for remote work, a playroom, or a hobby room.

As you ascend the stairs, you'll find the remaining five bedrooms.

The main bedroom offers built-in wardrobes, overhead cupboards, and a dressing table, all elegantly complemented by a curved bay window offering serene views of the front garden.





Next to the main bedroom, you'll find the spacious second bedroom, featuring white décor, fitted wardrobes, overhead storage, and drawers, all with a pleasant view of the rear garden.

Continuing along the hallway, the third bedroom has recently received a fresh makeover, offering space for a single bed with its white walls and grey carpeting.



On the opposite side of the split staircase, you'll discover two additional bedrooms, both recently redecorated and equipped with built-in cupboards. Adjacent to these bedrooms is a convenient WC with a washbasin.





A contemporary four-piece bathroom caters to the bedrooms, featuring a chic panelled bath, a black gloss vanity sink unit, a WC with chrome fittings, and a walk-in shower enclosure with black fixtures, all enhanced by a convenient heated towel rail. The bathroom exudes sophistication with its tasteful grey wall tiling.



STEP OUTSIDE:

Step out into the rear garden, which offers three distinct patio areas, creating an ideal setting for outdoor gatherings and al-fresco dining. This includes two tastefully designed desked patios featuring floor lighting, as well as a built-in stone raised seating area on one side.

An artificial lawn provides a safe play area for children, while strategically placed built-in plant beds, some with protective covers for optimal growth, add a touch of greenery to the landscape.

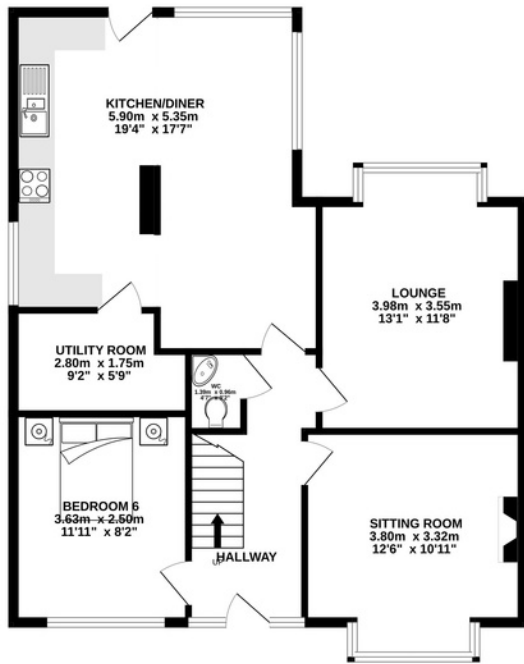
The garden is enclosed with timber fencing and boasts mature trees at the rear, along with well-established shrubs that contribute to the overall privacy of the space.



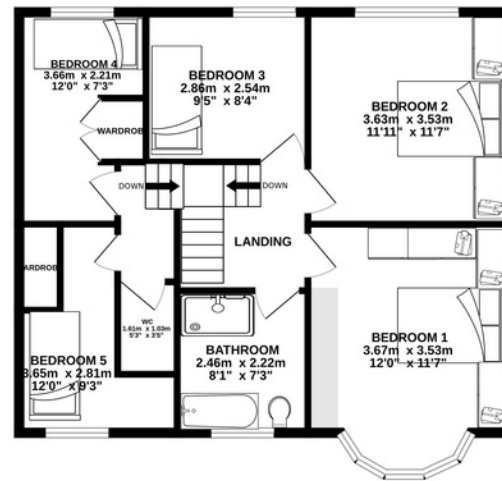




GROUND FLOOR
82.6 sq.m. (889 sq.ft.) approx.



1ST FLOOR
63.8 sq.m. (687 sq.ft.) approx.

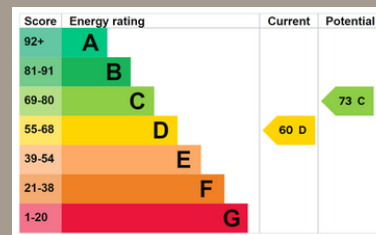


TOTAL FLOOR AREA: 146.4 sq.m. (1576 sq.ft.) approx.

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.
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FEATURES:

- SEMI DETACHED FAMILY HOME
- SIX BEDROOMS
- TWO RECEPTION ROOMS
- MODERN BATHROOM, PLUS TWO WC'S
- DRIVEWAY FOR THREE VEHICLES
- GOOD SIZED FRONT & REAR GARDENS
- CLOSE TO HIGH REGARDED SCHOOLS
- EPC RATED: D
- TENURE: LEASEHOLD, 908 YEARS LEFT- £5.64 P/A
- COUNCIL TAX BAND: E



ON YOUR DOORSTEP

Make the most of the nature on your doorstep, with woodland walks along the river accessible two-minutes away.

Also walkable from the door is Bromley Cross, with its array of shops including a Sainsbury's Local, Co-op, mini market, boutique clothes shop and railway station. Astley Bridge also offers a range of local shops and supermarkets within walking distance.

For trips out with the children, head to the Vue Cinema and Nuffield Gym in The Valley.

Families are perfectly placed for a number of local schools, including The Oaks and Sharples Primary schools along with Sharples High School, Canon Slade, and Thornleigh Salesian College.

Professionals can commute with ease, within 15-20 minutes' drive of the M60/M65 motorway network. For rail travel, catch a train from Bromley Cross or Hall i'th' Wood stations (15 minutes' walk or a five-minute drive) where direct trains connect you with Manchester city centre. Frequent bus services run on the hour to Bolton town from down Ashworth Lane.

30 ANDREW
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