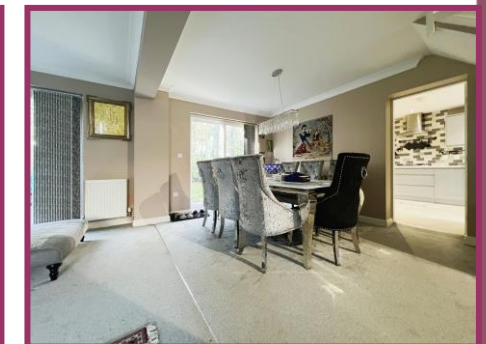


**TURNBERRY, BEAUMONT CHASE, BL3 4XJ**



- Wonderful 4 bedroom detached
- En suite shower rms to 2 bedrooms
- Stunning family bathroom
- Stylish fitted kitchen diner
- Open plan lounge/diner/family rm
- Guest WC, uPVC DG, gas combi C.H
- Family friendly garden, sizable driveway
- Cul de sac, small woodland to rear



**Offers in Excess of £420,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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A wonderful, extended, four bedroom detached family home, set in a quiet cul-de-sac position with a small woodland area beyond the rear boundary. The property enjoys a rural feel, yet is only a few minutes drive away from the M61 motorway, and there are popular schools, restaurants, shops, sporting clubs, and beautiful, local countryside nearby. The family home has been extended and modified to offer the wonderful accommodation which briefly comprises; entrance porch, guest WC, wonderful open plan lounge/family room/dining room, complete with two sets of uPVC patio doors off to the rear garden, stylish professionally fitted kitchen diner, first floor landing, bedrooms one and two each have their own en suite shower room, two additional generous bedrooms and a beautiful family bathroom suite with built-in utility space. The area in front of the property is used for private off-road driveway car parking and there is a family friendly rear garden predominantly laid to lawn with patio space, excellent storage space to the side and beautiful fruit trees, which will continue to flourish over time. The family home benefits from uPVC double glazing, gas combination central heating and offers the type of space that is rarely found. There really is a great deal to admire. In the first instance, there is a walk-through viewing video available to watch at your convenience, then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance porch:** 8' 2" x 3' 6" (2.498m x 1.062m) uPVC windows to the front and the side complete with fitted blinds, quality entrance door, stylish light fitting.

**Guest w.c:** 6' 9" x 3' 2" (2.065m x 0.961m) A stylish white two piece suite comprising: WC and wash hand basin with vanity storage space below, modern ceramic wall and floor tiling, uPVC window, radiator, spot lighting.

**Open plan lounge/diner/family area:** 40' 5" x 25' 3" (12.33m x 7.708m) Measured at maximum points. A wonderful and spacious area flooded with natural light from the two sets of sliding uPVC double glazed doors which open out onto the rear garden and the uPVC bay window to the front, quality carpeting, three radiators, under stairs storage space, spindle staircase to the first floor.

**Kitchen diner:** 21' 6" x 10' 4" (6.561m x 3.144m) Maximum points. The kitchen is professionally fitted in a modern style with a superb range of matching: drawers, base and wall cabinets, double oven/grill, five ring gas hob with extractor over, black sink with powerful mixer tap over, concealed modern gas combination central heating boiler, ample dining space, inset ceiling spot lighting, radiator, stylish ceramic floor and wall tiling.

**First floor landing:** 11' 11" x 2' 10" (3.644m x 0.859m) Built-in storage space, loft access point.

**Master bedroom:** 13' 4" x 11' 10" (4.072m x 3.597m) Professional fitted bedroom furniture, giving an excellent range of wardrobes and bridging cabinets, uPVC window to the front, radiator, quality carpet.

**En suite shower room:** 5' 3" x 8' 8" (1.588m x 2.646m) A three piece shower room suite comprising: dual flush WC, wash hand basin with storage space below and shower enclosure, heated towel rail, spotlighting, uPVC window, stylish ceramic wall and floor tiling.

**Bedroom 2:** 18' 10" x 10' 4" (5.744m x 3.143m) uPVC windows to both the front and the rear, two radiators, quality carpeting, loft access point.

**En suite shower room:** 5' 9" x 4' 11" (1.745m x 1.511m) A stylish three-piece en suite shower room suite comprising: WC, wash hand basin with storage space below, corner shower enclosure, heated towel rail, uPVC window, stylish ceramic wall and floor, tiling, extractor fan, spot lighting.

**Bedroom 3:** 14' 9" x 13' 5" (4.49m x 4.10m) Two UPVC windows to the rear, two radiators. This room was previously bedroom four and 5, which has now been combined to make a bigger room. Though could be split again to create two separate rooms, if so required.

**Bedroom 4:** 10' 2" x 10' 6" (3.097m x 3.194m) uPVC window to the rear enjoying the aspect over the garden, radiator, quality carpeting.

**Bathroom:** 11' 9" x 8' 9" (3.570m x 2.664m) Measured at absolute maximum points. A beautiful three-piece bathroom suite, comprising sizable wash hand basin with storage space below, dual flush WC and bath with electric shower over and complete with fitted glass shower screen, stylish ceramic wall tiling, heated towel rail, natural stone effect ceramic floor tiling, extractor, uPVC window. Built-in to the bathroom is a utility cupboard which currently contains both the washing machine and the dryer.

**Parking:** There is a generous amount of private off-road car parking to the front.

**Garden:** The rear garden is family friendly with a sizable lawn section and stone patio areas, beyond the boundary fence to the rear is a small woodland area so the property is not overlooked to the rear. To the side of the property is some excellent storage space.

**Plot size:** The overall approximate plot size extends to around 0.07 of an acre.

**Notes:** We are advised that the property was fully renovated in 2016 including the steel beam to open structure up the lounge/diner/family room. The boiler was installed in 2016, there is a security alarm, CCTV system, all of the tiles are from Roccia and it is custom Howdens kitchen.

**Flood risk information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**Conservation area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold.

**Bolton council tax:** The property is within the Borough of Bolton and is therefore liable for Bolton Council Tax, who rate the property as being within band E, at an approximate annual cost of around £2,625.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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