



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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BEAUMONT DRIVE, BOLTON, BL3 4PJ



- Detached bungalow
- Three double bedrooms
- Two reception rooms
- Four piece bathroom suite
- Gardens to front and rear
- Driveway & garage parking
- Close to local amenities
- Good access for commuter links



£349,950

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the popular area of Ladybridge is this fantastic detached bungalow which offers a wealth of accommodation throughout and is situated close to many amenities such as local shops, primary/secondary schools and offers good access to commuting routes such as the M61 motorway network and Lostock train station. The property is beautifully presented throughout and the internal accommodation comprises an entrance hallway, lounge, dining room, fitted kitchen, four piece bathroom suite and three double bedrooms. Externally there is a good sized lawned garden with planted borders and a driveway leading to the garage at the front and at the rear there is a spacious patio area with steps leading down to a lawned garden with mature borders and a greenhouse. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381282 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, loft access with pull down ladder (part boarded), radiator.

Lounge: 18' 11" x 13' 0" (5.76m x 3.95m) Ceiling light points, double glazed window to the front, radiator, living flame gas fire and surround.

Kitchen: 10' 0" x 7' 10" (3.05m x 2.40m) Ceiling light point, range of fitted wall and base units with integrated extractor fan, gas hob, double electric oven, slimline dishwasher, fridge, stainless steel bowl shaped sink with mixer tap and drainer, tiled splashback to the walls, radiator, open into the dining room.

Dining room: 17' 3" x 9' 1" (5.26m x 2.78m) Ceiling light point, radiator, door leading into the garage, double glazed French doors leading to the patio at the rear.

Inner hallway: 7' 1" x 6' 5" (2.15m x 1.96m) Ceiling light point, storage cupboard with potential to create an additional wc, space for wardrobes/cupboards making a useful cloakroom, door leading into the bathroom.

Bathroom: 10' 0" x 6' 8" (3.06m x 2.03m) Downlights, double glazed window to the rear, four piece suite incorporating a wc, vanity unit with inset sink, bath with mixer tap and a walk in shower, tiled walls, vertical ladder radiator.

Bedroom 1: 11' 10" x 11' 5" (3.60m x 3.49m) Ceiling light point, fitted wardrobes, radiator, double glazed window overlooking the garden to the rear.

Bedroom 2: 12' 0" x 11' 5" (3.65m x 3.49m) Ceiling light point, radiator, fitted wardrobes, double glazed window overlooking the garden to the rear.

Bedroom 3/music room: 13' 5" x 10' 9" (4.09m x 3.27m) Ceiling light point, double glazed window to the front, radiator, currently used as a music room.

Garage: 17' 4" x 9' 3" (5.28m x 2.82m) Ceiling light point, wall mounted boiler, space for a washing machine and dryer, automated electric roller shutter door to the front.

Garden: To the front of the property there is a good sized lawned garden with planted borders and a driveway leading to the garage. At the rear there is a spacious patio area with steps leading down to a lawned garden with mature borders and a greenhouse.

Parking: Driveway and garage parking.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from the date of the Lease

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charges of approximately £2147

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 or visiting: www.Cardwells.co.uk

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