

**Externally:**

To the front of the property there is a lawned garden with block paved driveway for two cars leading to the detached double garage and EV charging point. To the rear of the property there is a good-sized flagged patio area with steps leading up to a lawn garden with borders to the side and rear, outside electrical points, outside lighting, outside tap and a gate leading to the front.

**Garage: 17' 3" x 17' 6" (5.26m x 5.33m)**

Double garage with two up and over garage doors, storage room and storage in the rafters.



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**STONEHAVEN – BEAUMONT CHASE – OFFERS IN THE REGION OF  
£425,000**

Situated on the always popular Beaumont Chase is this superb detached family home which has been extended and modernised throughout. Beaumont Chase is perfectly located for the commuter with the M61 motorway network and Lostock train station both being a short drive away. There are also many good schools and amenities all within a miles radius making the location perfect for the family. Internally the property comprises an entrance hallway, cloakroom/wc, office, lounge, kitchen/dining room, utility and additional sitting room to the ground floor with four good sized bedrooms, en-suite and family bathroom to the first floor. Externally there is a lawned garden with block paved driveway for two cars leading to the detached double garage and EV charging point. To the rear of the property there is a good sized flagged patio area with steps leading up to a lawn garden with borders to the side and rear, outside electrical points, outside lighting, outside tap and a gate leading to the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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**Cardwells**

**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)

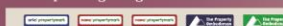
**LETTINGS & MANAGEMENT**

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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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

### Porch:

Double glazed sliding door to the front, tiled floor, door leading into the entrance hallway.

### Hallway:

Ceiling light point, laminate effect flooring, radiator, stairs leading to the first floor.

Cloakroom/wc: 5' 5" x 3' 1" (1.66m x 0.93m)

Downlights, double glazed window to the side, wall mounted vertical ladder radiator, wc, vanity unit with inset wash hand basin, tiled floor and walls.



Office: 8' 5" x 7' 11" (2.56m x 2.41m)

Laminate effect flooring, ceiling light point, double glazed bay window to the front, radiator, fitted cupboards and desk.

Lounge: 14' 1" x 11' 3" (4.29m x 3.44m)

Laminate effect flooring, double glazed bay window to the front, living flame gas fire and surround, ceiling light point, radiator.



Sitting Room: 16' 7" x 11' 11" (5.05m x 3.64m)

Downlights, ceiling light points, dual aspect double glazed windows to the rear and the side, wall mounted vertical radiator, laminate effect flooring, wall mounted electric heater, double glazed French doors leading to the patio and garden.



### Tenure:

Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 January 1990

### Council tax:

Cardwells estate agents Bolton research indicates the property is band E annual cost of £2770

### Viewings:

All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

### Flood risk area:

Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

### Conservation:

Cardwells estate agents Bolton research indicates 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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)

### Disclaimer:

This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

**Kitchen/Diner: 23' 3" x 8' 11" (7.09m x 2.71m)**

Downlights, ceiling light points, range of fitted wall and base units with complementary worktops and splashbacks incorporating an extractor fan, five ring gas hob, electric oven and combi microwave/oven, integrated dishwasher, sink with mixer tap and drainer, space for an American style fridge/freezer, laminate effect flooring, wall mounted vertical radiator, double glazed window to the rear, double doors leading to the sitting room.



**Utility: 8' 7" x 5' 7" (2.61m x 1.69m)**

Ceiling light point, double glazed window to the side, door to the side, wall mounted has boiler, radiator, fitted base units with inset stainless steel sink, space for a washing machine and dryer, fitted cupboards, laminate effect flooring.

**Sitting Room: 16' 7" x 11' 11" (5.05m x 3.64m)**

Downlights, ceiling light points, dual aspect double glazed windows to the rear and the side, wall mounted vertical radiator, laminate effect flooring, wall mounted electric heater, double glazed French doors leading to the patio and garden.



**Landing:**

Ceiling light point, storage cupboard.

**Bedroom One: 12' 4" x 11' 7" (3.76m x 3.53m)**

Fitted wardrobes, double glazed bay window to the front, radiator, ceiling light point, door leading to the en-suite.



**En-suite: 6' 4" x 5' 5" (1.93m x 1.65m)**

Downlights, double glazed window to the front, three-piece suite incorporating a WC, vanity unit with inset wash hand basin, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled floor and walls.



**Bedroom Two: 12' 0" x 8' 6" (3.66m x 2.58m)**

**Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.**

**Bedroom Three: 10' 10" x 10' 6" (3.30m x 3.21m)**

**Double glazed window to the rear, ceiling light point, radiator, fitted wardrobes.**

**Bedroom Four: 13' 0" x 8' 2" (3.96m x 2.50m)**

**Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.**



**Bathroom: 8' 11" x 5' 6" (2.73m x 1.67m)**

**Downlights, extractor fan, double glazed window to the side, four-piece suite incorporating a WC, vanity unit with inset wash hand basin, panel bath with mixer tap, walking shower cubicle, wall mounted vertical ladder radiator, tiled floor and walls.**



