



Beaufort Grove, Bolton Road

Offers In The Region Of £299,950

**** TRADITIONAL SEMI DETACHED ** FIVE BEDROOMS ** TWO RECEPTION ROOMS ****
**** TWO BATH/SHOWER ROOMS ** CUL-DE-SAC LOCATION ** DOUBLE GARAGE ****

Fantastic opportunity for a growing family to purchase this exceptionally spacious five bedroom extended semi detached house. Occupying a delightful cul-de-sac setting close to shops, transport and amenities.

The accommodation is over three floors and briefly comprises entrance porch, reception hall, lounge, light oak fitted kitchen, utility, sitting/dining room and cloakroom. On the first floor are three bedrooms (master with ensuite shower) plus house bathroom.

The second floor provides two further bedrooms.

To the outside there are gardens, driveway and a double garage.





Entrance Porch

Cloakroom

Low flush wc and pedestal wash basin.

Reception Hall

Radiator.

Lounge

16'2" x 13'6" (4.93m" x 4.11m")

Coal effect gas fire set in chimney breast, exposed polished floor boards, bay window and radiator.

Kitchen

10'1" x 9'4" (3.07m" x 2.84m")

Light oak effect fitted kitchen having a range of wall and base units incorporating ceramic sink unit, split level double oven & hob and part tiled.

Dining / Sitting Room

13'5" x 12'3" (4.09m x 3.73m)

Coal effect electric fire with feature fireplace surround, radiator and french door leading to rear garden.

Utility

7'1" x 3'6" (2.16m" x 1.07m")

Stainless steel sink unit and plumbing for auto washer.

First Floor Landing

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.

Bedroom One

16'4" x 13'5" (4.98m" x 4.09m")

Built in wardrobes, bay window and radiator.

Bedroom Two

13'4" x 10'10" (4.06m" x 3.30m")

Built in wardrobes and radiator.

En Suite Shower

Comprising shower cubicle, low flush wc, pedestal wash basin and heated towel rail.





Bedroom Three

10'3" x 9'5" (3.12m" x 2.87m")

Radiator.

Second Floor Landing

Bedroom Four

11'9" x 10'1" (3.58m" x 3.07m")

Radiator.

Bedroom Five

6'8" x 6'2" (2.03m" x 1.88m")

Exterior

To the outside there are gardens to the front together with driveway to the side leading to double garage.

Council Tax Band

D

Tenure

FREEHOLD



Beaufort Grove, BD2

Approximate Gross Internal Area = 167.2 sq m / 1800 sq ft
 Utility = 3.7 sq m / 40 sq ft
 Total = 170.9 sq m / 1840 sq ft

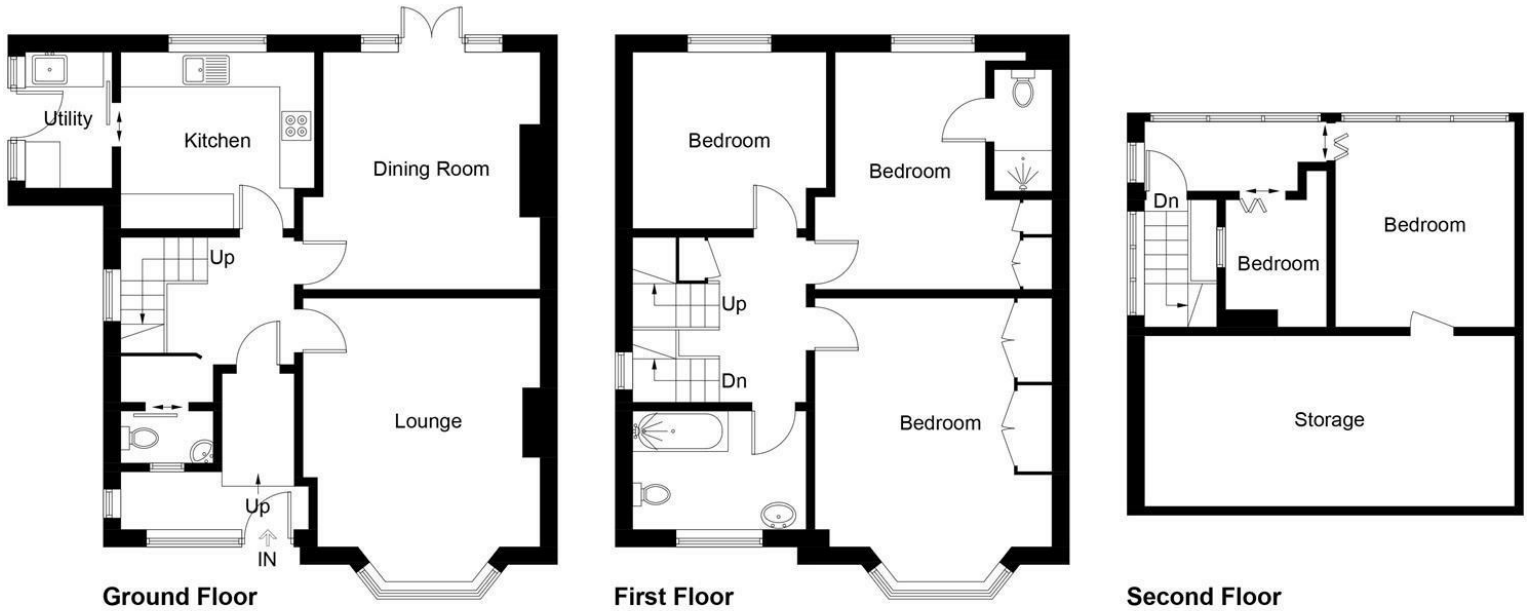
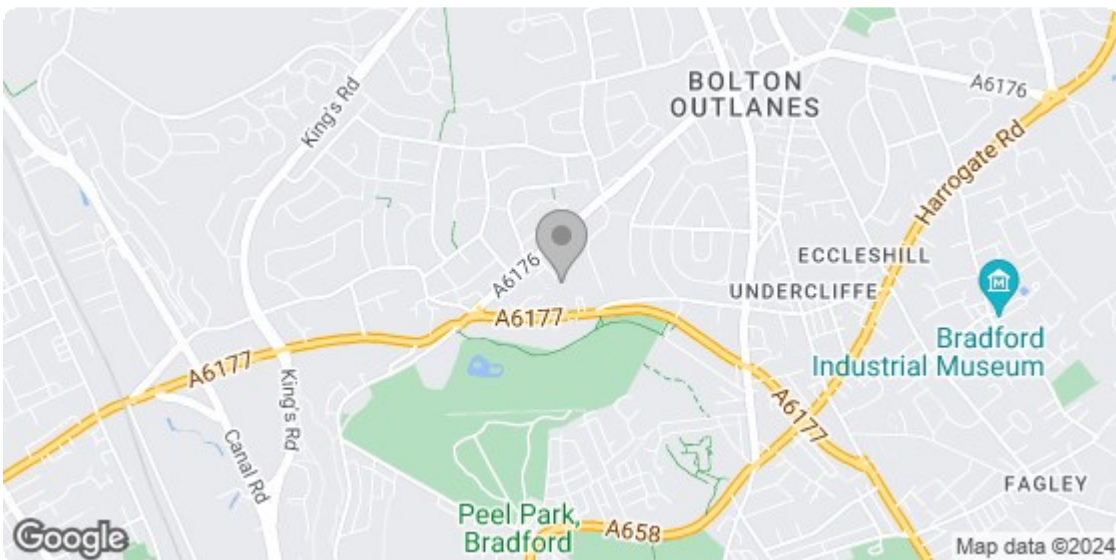


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082724)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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