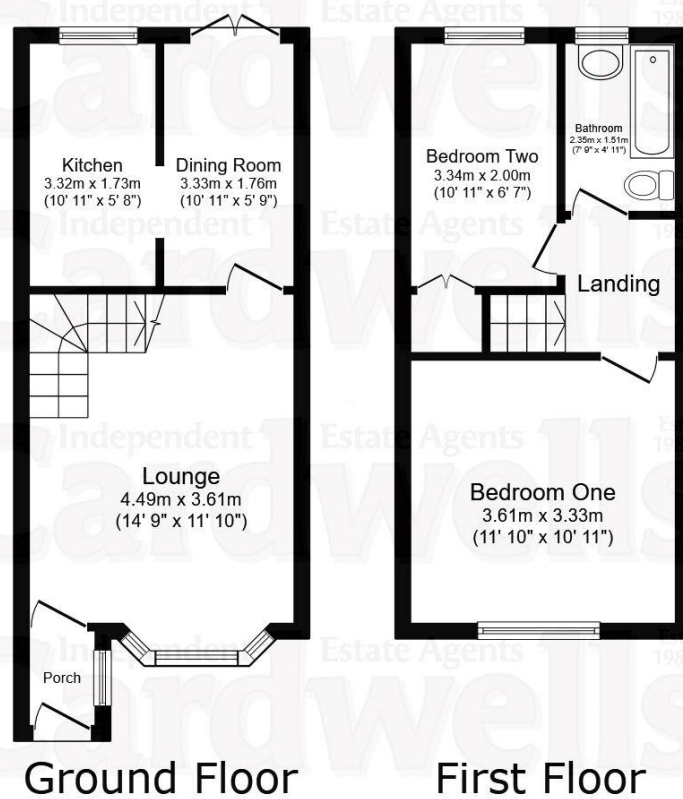


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

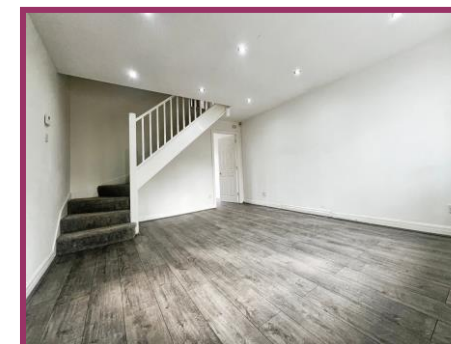


Independent Estate Agents Est. 1982  
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[www.cardwells.co.uk](http://www.cardwells.co.uk)

**BEAUMONT CHASE, BOLTON, BL3 4XH**



- End mews property
- 2 Bedrooms
- 2 Reception Rooms
- Stylish Fitted Kitchen
- 3pc White Bathroom Suite
- Driveway Car Parking
- Enclosed Rear Garden
- Combi Boiler, Double Glazed



**Offers Over £190,000**

**BOLTON**  
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 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)



Cardwells are pleased to bring to the market this two bedroom wonderful home set in a quiet cul-de-sac location on this consistently popular, well regarded residential development just a short drive away from the M61 motorway network. The property briefly comprises: entrance porch, living room, dining room, fitted kitchen, first floor landing, Two bedrooms and a white three-piece bathroom suite. There is private off-road driveway car parking to the front and garden area areas to the front side and rear. The well positioned home benefits from UPVC double glazing, gas combination central heating. Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** 3' 6" x 3' 3" (1.066m x 0.982m) Quality front door with double glazed windows, UPVC window.

**Living Room** 14' 9" x 11' 10" (4.497m x 3.614m) UPVC bay window to the front, radiator, spot lighting, turning staircase off to the first floor.

**Dining Room** 10' 11" x 5' 9" (3.333m x 1.764m) Double UPVC doors which open out onto the rear garden, radiator.

**Kitchen** 10' 11" x 5' 8" (3.322m x 1.731m) A fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer With powerful hose tap over, oven/grill, electric hob with extractor over, freestanding fridge freezer.

**First Floor Landing** 6' 8" x 5' 0" (2.030m x 1.512m) Spotlight.

**Bedroom 1** 11' 10" x 10' 11" (3.611m x 3.333m) uPVC window to the front with fitting blinds, radiator.

**Bedroom 2** 11' 0" x 6' 7" (3.342m x 2.006m) Measured to the front of the built-in storage space Which goes over the stairs and contains the gas combination central heating boiler, radiator, UPVC window which over locks the rear garden.

**Bathroom** 7' 9" x 5' 0" (2.353m x 1.512m) A three-piece white bathroom suite comprising: pedestal wash hand basin, WC and bath with electric shower over and fitted glass shower screen, radiator, UPVC window, extractor, complementary wall and floor tiling

**Rear Garden** Rear garden is fully enclosed and enjoys a long section with a mature tree to the corner which enhances the privacy and golden gravel finished patio area. The garden extends down the side.

**Front garden** The front garden is open plan and predominantly laid to along with a feature mature tree.

**Parking** There is off-road driveway car parking to the front.

**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 or visiting: www.Cardwells.co.uk.

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 1 January 1990

**Council Tax** Bolton Council Tax Rating. The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated

**Conservation Area** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bolton pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells 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: lettings@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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