



Beaumont Chase, Hunger Hill, Bolton, BL3 4XH

£195,000

An extremely well presented 2 bedroom end terraced property located in a quiet cul-de-sac on Beaumont Chase in the Hunger Hill area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature electric fire and surround, a modern fully fitted kitchen including an integrated electric hob, oven and an extractor hood, a dining room with space for a good sized dining table and chairs, with a landscaped garden to the rear. To the upper floor you will find 2 double sized bedrooms (both come with wardrobes) and a modern Family bathroom including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Comes with 2 car parking spots. Offers easy access to the M61 motorway, only a minutes drive from Beaumont Chase. Leasehold property with 963 years left on the lease. 80 pounds per annum ground rent. An EPC has been ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Porch 4' 6" x 3' 5" (1.36m x 1.03m)

The entrance porch to the front of the property. Fitted with a double glazed composite entrance door to the front aspect, with a double glazed window to the side aspect.

Lounge 14' 0" x 11' 11" (4.26m x 3.62m)

A spacious lounge with a feature electric fire and surround. Decorated in neutral colours with a grey patterned feature wall and a quality wooden floor. Plenty of space for modern furniture. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 4" x 6' 1" (3.46m x 1.85m)

A modern fully fitted kitchen including an integrated electric hob, oven and an extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer to the right. Decorated in neutral colours with part tiled walls and a fully tiled floor. A double glazed window is fitted to the rear aspect.

Dining Room 11' 7" x 6' 3" (3.53m x 1.90m)

A dining room adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with a grey tiled floor. Fitted with double glazed sliding patio doors to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 39' 4" x 13' 5" (12.0m x 4.1m)

A landscaped garden to the rear with a patio area and grass lawns.

Master bedroom 11' 7" x 11' 11" (3.54m x 3.62m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 1" x 7' 1" (3.38m x 2.15m)

A second double sized bedroom to the rear of the property. Comes with built in wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 0" x 4' 11" (2.45m x 1.51m)

A modern Family bathroom including a basin, toilet and a bath tub with a shower over the bath. Decorated in neutral colours with tiled wall to the left hand side and a fully tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



