

## BEAUMONT CHASE, BOLTON, BL3 4XH



- Sought after cul-de-sac location
- One bedroom
- No chain, popular residential development
- Lounge with sliding door
- Ample off-road parking for several vehicles
- Excellent transport links and local amenities
- Generous rear garden
- First-time buyers, professionals and investors



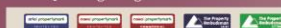
**£177,500**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated in a sought after cul-de-sac location, this delightful one-bedroom property presents an excellent opportunity for first-time buyers, professionals and investors alike. This property is subject to grant of probate, offered with no onward chain and the home is ready to provide comfortable and low-maintenance living. The accommodation offers well-proportioned living space throughout, creating a welcoming home that is both practical and easy to maintain. Briefly comprises entrance hall, storage cupboard, fitted kitchen and a lounge to the rear with sliding door to the garden. Upstairs one bedroom and a bathroom. Externally, the property benefits from a generous rear garden, providing an ideal space for relaxing, entertaining and enjoying outdoor living. Enjoying a quiet setting within this popular residential development, the property also benefits from ample off-road parking for several vehicles, together with an additional parking space conveniently located opposite the property, offering added convenience for both homeowners and visitors. Ideally positioned close to excellent transport links, local amenities and recreational facilities, combining convenience with a quiet residential setting. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

**Entrance Hall:** Wooden framed front door to the hallway with a radiator, storage cupboard.

**Lounge:** 15' 9" x 11' 8" (4.80m x 3.55m) Double glazed sliding door to the rear garden aspect, radiator, staircase to the landing.

**Kitchen:** 8' 6" x 5' 6" (2.59m x 1.68m) UPVC double glazed window to the front aspect, modern fitted wall and base units with complementary work surfaces and splashbacks, sink unit with mixer tap, space for a cooker, space for a washing machine, space for a fridge, radiator.

**Landing:** Double glazed window to the front aspect, radiator, access to storage space, built in airing cupboard.

**Bedroom One:** 13' 9" x 12' 0" (4.19m x 3.65m) Double glazed window to the rear garden aspect, radiator below, fitted wardrobes with overhead storage cupboards and matching drawers.

**Bathroom:** 6' 5" x 5' 5" (1.95m x 1.65m) Double glazed window to the front aspect, three piece suite comprising, enclosed bath with mixer tap/shower attachment, close coupled wc, wash hand basin, tiled splashbacks, chrome plated towel rail, extractor fan.

**Outside:** To the front there is a generous sized driveway and an additional private parking space opposite. There is a generous sized garden to the rear which is mostly laid to lawn.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 1993

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** 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](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 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)

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