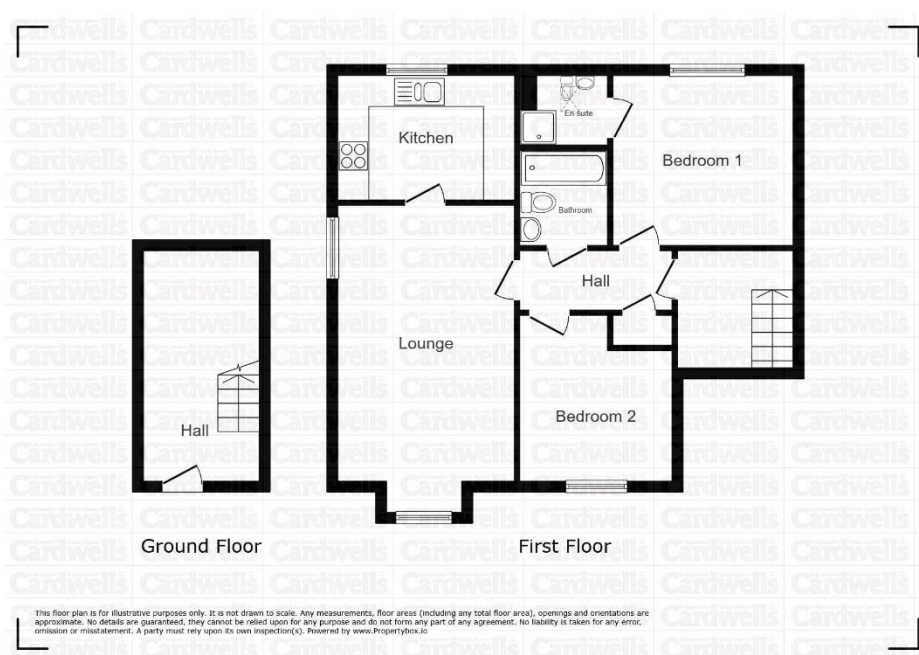




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BEAUMONT RISE, BOLTON, BL3 4FT



- Second floor apartment
- Open plan Living/Dining Room
- Two Generous Bedrooms
- En-Suite Shower Room and family bathroom
- Kitchen with integrated appliances
- Secure Intercom Entry System
- Gated, with allocated parking space
- Ideal First Time Buy, Downsize or Investment



Offers Over £80,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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 Est. 1982



Beaumont Rise is conveniently positioned just off Wigan Road in Deane and enjoys excellent access to a wide range of local amenities, including shops, supermarkets, schools, leisure facilities and healthcare services. The property is particularly attractive for commuters, with easy access to the M61 motorway network and excellent transport links throughout Greater Manchester and the North West. The nearby Lostock railway station provides direct rail services towards Manchester, Preston and beyond, making it an excellent base for those travelling for work. This spacious and well-maintained second floor apartment is offered for sale with NO ONWARD CHAIN and offers modern living accommodation ideally suited to first-time buyers, professionals, downsizers or investors. Accessed via a secure communal entrance, the property briefly comprises a welcoming entrance hallway leading to a bright and spacious dining/living area creating the perfect space for living and entertaining. The contemporary fitted kitchen provides ample storage and workspace with integrated appliances. There are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A modern three-piece family bathroom serves the remainder of the accommodation. Externally, the development is accessed through electric security gates and benefits from well-maintained communal grounds.

The apartment comes with one allocated parking space together with additional visitor parking. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, storage cupboard, intercom system, laminate effect flooring.

Living room: 19' 0" x 11' 3" (5.80m x 3.43m) Ceiling light points, dual aspect double glazed windows to the front and the side with far reaching views over towards Winter Hill and The Pike.

Kitchen: 11' 3" x 7' 11" (3.42m x 2.41m) Downlights, double glazed window to the rear, radiator, laminate flooring, range of fitted wall and base units with complimentary worktops and inset one and half bowl stainless steel sink with mixer tap and drainer, integrated extractor fan, electric hob, electric oven, fridge/freezer and washer/dryer.

Bedroom 1: 11' 5" x 10' 10" (3.49m x 3.31m) Ceiling light points, radiator, double glazed window to the rear, door to the en-suite.

En suite: 6' 1" x 4' 8" (1.86m x 1.42m) Ceiling light point, extractor fan, double glazed skylight, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink and a walk in shower cubicle, tiled floor with splashback to the walls.

Bedroom 2: 10' 7" x 9' 8" (3.22m x 2.94m) Ceiling light point, radiator, double glazed window to the front with views towards Rumworth Lodge.

Family bathroom: 6' 2" x 6' 0" (1.87m x 1.83m) Downlights, extractor fan, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, wall mounted vertical ladder radiator, tiled floor with splashback to the walls.

Outside: Externally there are well kept communal gardens, gated access to the development with one allocated parking space and visitors parking.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 250 years beginning on the 1.1.2013. We are advised the ground rent is £355.56 and the service charge is £3462.09

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1866

Total area: Cardwells estate agents Bolton research indicates the property is 806 sq ft

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

Conservation area: 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 or visit: 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 or visiting: 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

