

## BEAUMONT RISE, DEANE, BL3 4FT



- Secure gated development
- Set back from Wigan Road
- Modern mews property
- Three good sized bedrooms
- Front and rear gardens
- Not overlooked to the rear
- Family bathroom and cloakroom/wc
- Close to amenities and commuter routes



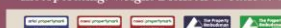
**£180,000**

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Beaumont Rise is a secure gated development located just off Wigan Road in Bolton. The property is ideally placed for local amenities, schools and the commuter with the M61 motorway network just a short drive away along with Lostock train station where you can catch a train towards Manchester and Preston. Internally the property is very well presented with a modern contemporary kitchen, cloakroom/wc and lounge/diner to the ground floor with the first floor having three good sized bedrooms and a three piece bathroom. Externally there is a car park with allocated space which is accessed via a secure electric gate with ample visitors parking available. The property itself is set back and has a garden to the front with a secure fenced garden to the rear with a patio and lawned garden. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [www.bolton@cardwells.co.uk](mailto:www.bolton@cardwells.co.uk) or visit [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 Hallway:** Laminate effect flooring, radiator.

**Cloakroom/wc:** 5' 10" x 2' 10" (1.77m x 0.86m) Ceiling light point, extractor fan, radiator, wc, wash hand basin, tiled floor.

**Kitchen:** 8' 10" x 8' 6" (2.70m x 2.58m) Downlights, double glazed window to the front, range of fitted wall and base units with complementary worktops surfaces incorporating an extractor fan, integrated gas hob, electric oven, washing machine, fridge/freezer, one and half bowl stainless steel sink with mixer tap and drainer, tiled flooring.

**Lounge:** 15' 10" x 15' 1" (4.83m x 4.59m) Ceiling light point, radiators, laminate effect flooring, storage cupboard, double glazed window overlooking the garden, double glazed French doors leading to the patio area.

**Landing:** Ceiling light point, loft access.

**Bedroom 1:** 12' 3" x 8' 6" (3.74m x 2.58m) Ceiling light point, radiator, laminate effect flooring, fitted wardrobes, double glazed window to the front.

**Bedroom 2:** 12' 4" x 8' 6" (3.77m x 2.58m) Ceiling light point, radiator, laminate effect flooring, double glazed window with views over the garden and fields to the rear.

**Bedroom 3:** 9' 0" x 6' 4" (2.75m x 1.94m) Ceiling light point, laminate effect flooring, radiator, double glazed window with views over the garden and fields to the rear.

**Bathroom:** 6' 3" x 5' 10" (1.91m x 1.77m) Downlights, extractor fan, double glazed window to the front, three-piece suite incorporating a WC, wash hand basin, panel bath with shower attached to the taps, wall mounted vertical ladder radiator, tiled floor with splashback to the walls.

**Outside:** The car park with allocated space is accessed via a secure electric gate. The property is set back and has a garden to the front with a secure fenced garden to the rear with a patio and lawned garden.

**Maintenance Charge:** Monthly maintenance charge is £79.90 it covers all the communal grounds, entrance gate and car park.

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 250 from 21/11/2013 to 01/01/2263 - ground rent is £366.56 per annum.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual charges of £1763

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**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](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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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