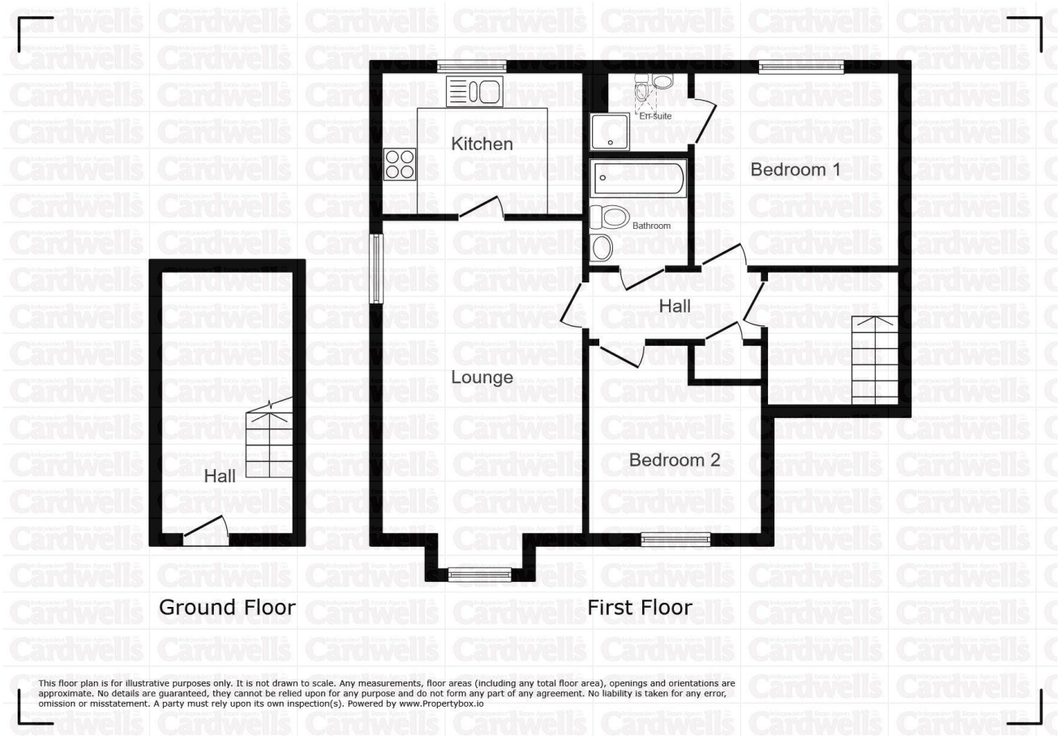
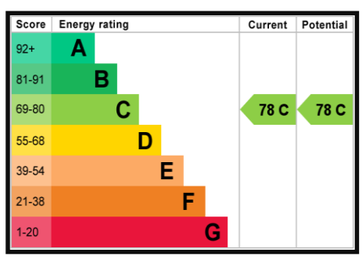






This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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6 BEAUMONT RISE, BOLTON, LANCASHIRE 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 Development / allocated parking space
- Deposit of £980.00





£850.00 PCM

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E: bolton@cardwells.co.uk

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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.

Cardwells Letting Agents are pleased to market this well presented 2 bedroom apartment. 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 offers modern living accommodation. 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 Letting Agents Bolton 01204381281 Email lettings@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 viewers 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 £366.56 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 approximately 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

Holding deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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









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