













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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TURNBERRY, BEAUMONT CHASE, BL3 4XJ



- Three bed detached/vacant possession
- Scope to create a wonderful family home
- Reception hallway/cloaks Wc/garage
- Bay fronted lounge/dining room/kitchen
- Landing/3 bedrooms/ensuite to the master
- Driveway/large enclosed rear garden
- Warmed by gas ch/upvc double glazed
- No upward chain/viewings 7 days a week







£290,000

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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.

Situated within the ever popular residential area of Beaumont Chase, Bolton, this three bedroom detached property offers an excellent opportunity for families and buyers looking for a well positioned home with great potential. The property occupies a residential position within an established development and provides accommodation ideally suited to modern family living. The accommodation offers the potential for comfortable living and entertaining, with well proportioned rooms and scope for a purchaser to personalise the property to their own tastes and requirements. Briefly comprising: Reception hallway, cloaks wc, bay fronted lounge with double doors giving access to the dining room, professionally fitted kitchen, landing three good bedrooms with an en-suite to the master and a family bathroom suite. To the outside is driveway parking giving access to a single garage and there is a large enclosed rear garden with a patio area. 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 9' 0" x 3' 0" (2.74m x 0.91m) uPVC entrance door into the hallway with wall mounted radiator, enclosed staircase to the landing.

Cloaks Wc: 5' 3" x 3' 2" (1.60m x 0.96m) Two piece suite comprising wc, wall mounted wash basin, wall mounted radiator, frosted uPVC double glazed window.

Lounge: 18' 1" x 12' 3" (5.51m x 3.73m) Feature fireplace and surround, uPVC double glazed bay window, wall mounted radiator, double doors giving access to:

Dining room: 11' 11" x 7' 6" (3.63m x 2.28m) Double doors giving access to the rear, wall mounted radiator.

Kitchen: 11' 11" x 8' 5" (3.63m x 2.56m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, four ring gas oven with extractor above, uPVC double glazed window, under stairs storage cupboard, uPVC door giving access to the side.

Garage: 17' 1" x 8' 3" (5.20m x 2.51m) Single garage with an up and over door, wall multi gas boiler, timber door giving access to the rear.

Landing: 10' 9" x 5' 11" (3.27m x 1.80m) Frosted uPVC double glazed window, loft access point.

Bedroom One: 12' 3" x 9' 8" (3.73m x 2.94m) Professionally fitted wardrobes, bridging cabinets and vanity unit, uPVC double glazed window, wall mounted radiator.

En-suite: 4' 4" x 9' 8" (1.32m x 2.94m) Three piece suite comprising Wc, wash basin on a vanity unit, walk in shower cubicle with electric shower, frosted uPVC double glazed window, wall mounted radiator.

Bedroom Two: 9' 5" x 8' 6" (2.87m x 2.59m) Professionally fitted wardrobes and vanity unit, uPVC double glazed window, wall mounted radiator.

Bedroom Three: 9' 2" x 6' 2" (2.79m x 1.88m) uPVC double glazed window, wall mounted radiator, built in cupboard housing the water tank.

Bathroom: 5' 11" x 6' 9" (1.80m x 2.06m) Three piece suite comprising Wc, pedestal wash basin, bath, frosted uPVC double glazed window, wall mounted radiator.

Outside: There is a driveway parking with a well maintained front lawn giving access to a single garage and there is a large enclosed garden to the rear with a patio area.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a Leasehold tenure, 999 years from 1st July 1990.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band D and the current cost is approximately £2,392.00 per annum payable to Bolton council.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that 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 or visiting: 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 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 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

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