



STONEHAVEN, BEAUMONT CHASE, BL3 4UW



- Stunning four bed detached family home
- Reception hallway/snug/cloaks Wc
- Lounge/beautifully designed dining kitchen
- Landing/4 double bedrooms/master ensuite
- Driveway/lovely gardens to front and rear
- Detached garage with power and lighting
- Warmed by gas C.H/uPVC double glazed
- Fabulous property/turn key condition



£425,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton offer to the market this fabulous 4 bedroom detached property on the ever popular Beaumont Chase development. Ideal for the commuter with the M61 motorway network, Lostock train station and excellent bus routes to Bolton and beyond all close by, highly regarded local school including Ladybridge High School, Heathfield Primary School, St Mary's CofE Primary School and St Bedes academy. The property sits in a lovely plot of approximately 118 square metres and briefly comprises: Reception hallway, snug or ideal downstairs office, cloaks Wc, lounge, dining kitchen, utility, landing, four double bedrooms with an ensuite to the master and a part boarded loft accessed by a pull down ladder. To the outside is a driveway giving access to a garage with power and lighting and there are very well maintained gardens to both front and rear. Warmed by gas central heating and uPVC double glazed throughout, a personal inspection comes with our highest recommendations to appreciate all this turn key condition property and this can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281, via email at bolton@cardwells.co.uk or by visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Porch: 2' 6" x 5' 4" (0.76m x 1.62m) Door giving access to.

Reception hallway: 10' 2" x 5' 10" (3.10m x 1.78m) Central staircase to the upper landing, wall mounted radiator.

Snug/home office: 10' 0" x 8' 6" (3.05m x 2.59m) uPVC double glazed bay window, wall mounted radiator.

Lounge: 16' 6" x 11' 5" (5.03m x 3.48m) Feature fireplace and surround with inset living flame gas fire, uPVC double glazed bay window, wall mounted radiator, double doors giving access to the dining kitchen.

Cloaks w.c.: 3' 0" x 6' 0" (0.91m x 1.83m) Two piece suite comprising Wc, wash basin on a vanity unit, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Utility: 8' 8" x 6' 0" (2.64m x 1.83m) Base and wall units, plumbing for white goods, wall mounted gas combination boiler, frosted uPVC double glazed window, uPVC door giving access to the side.

Dining kitchen: 8' 10" x 23' 9" (2.69m x 7.23m) Very well appointed dining kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, five ring gas hob with extractor above, integrated double oven, fridge freezer and dishwasher, two uPVC double glazed windows, double doors giving access to the garden, under stairs storage cupboard.

Landing: 11' 3" x 9' 7" (3.43m x 2.92m)

Bedroom 1: 14' 7" x 11' 7" (4.44m x 3.53m) Professionally fitted wardrobes and vanity unit, uPVC double glazed bay window, wall mounted radiator.

En suite: 5' 5" x 6' 8" (1.65m x 2.03m) Three piece suite comprising Wc, wash basin on a vanity unit, corner walk in shower cubicle with mixer shower, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.

Bedroom 2: 12' 0" x 8' 6" (3.65m x 2.59m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 7" x 10' 7" (2.61m x 3.22m) uPVC double glazed window, wall mounted radiator, professionally fitted high gloss wardrobes.

Bedroom 4: 9' 2" x 11' 7" (2.79m x 3.53m) Professionally fitted and wardrobes, uPVC double glazed window, wall mounted radiator, loft access to a part boarded loft via a pull down ladder.

Family bathroom: 6' 3" x 5' 6" (1.90m x 1.68m) Three piece suite comprising Wc, wash basin on a vanity unit, P shaped bath with electric shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window.

Outside: To the outside is driveway parking giving access to a detached garage and there are very well maintained gardens to both front and rear.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 999 years from January 1990.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band E and the current cost is approximately £2,923.00 per annum payable to Bolton council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 118m².

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

