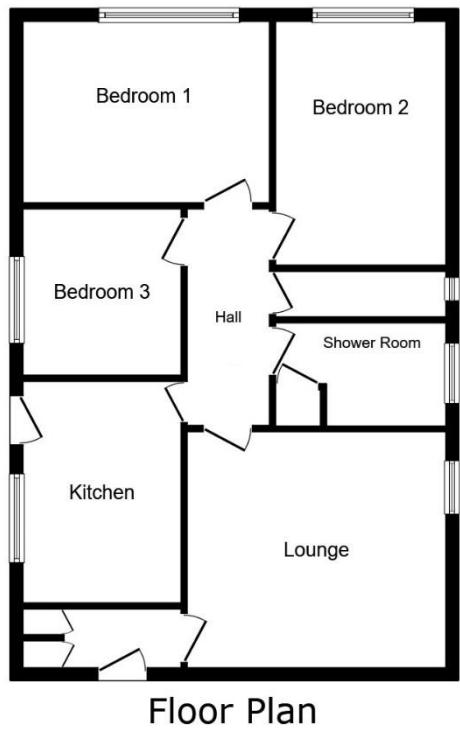


**BEAUMONT DRIVE, LADYBRIDGE, BL3 4RZ**



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](http://www.Propertybox.io).



- Detached true bungalow
- No upward chan involved
- Sought after location
- Some updating required
- 2-3 bedrooms, kitchen breakfast room
- Shower room, separate WC.
- Gardens, driveway & garage
- Offers excellent potential



**£250,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Cardwells are pleased to offer for sale this detached true bungalow, in the sought-after area of Ladybridge. The property is offered for sale with 'no upward chain' involved and requires some updating, offering excellent potential. Ladybridge is within close proximity of transport links, shops and other amenities, viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises, Entrance hall, lounge, inner hallway, bathroom, separate WC room, kitchen breakfast room and three bedrooms, one of which has been utilised as a dining room. Outside, there are gardens to the front and rear along with a paved driveway, which leads to a single attached garage. The property also benefits from UPVC double glazing and gas central heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC double glazed window and door to the front aspect.

**Entrance Hallway:** 2 built in storage cupboards.

**Lounge:** 2 UPVC double glazed windows to the front and side aspect, 2 radiators.

**Inner Hallway:** Radiator, doors lead to:

**Kitchen:** UPVC double glazed window and door to the side aspect, fitted wall and base units worktop surfaces, breakfast bar, space for a cooker, space for a washing machine, radiator, stainless steel sink unit.

**Dining Room/Bedroom:** UPVC double glazed window to the rear aspect, radiator below.

**Bedroom One:** UPVC double glazed window to the rear aspect, radiator below, fitted wardrobe.

**Bedroom Two:** UPVC double glazed window to the side aspect, radiator below.

**Shower Room:** UPVC frosted double glazed window to the side aspect, shower cubicle, wash hand basin, chrome plated towel rail, tiling to the walls, built-in storage cupboard, inset spotlights to the ceiling.

**Separate Wc:** UPVC frosted double glazed window to the side aspect, close coupled WC, tiled floor, part tiling to the walls.

**Outside:** There is an open plan laid to lawn garden which is intersected by a paved driveway. The garden is well stocked with mature trees and plants displays. Metal gate gives access to a paved side garden/driveway which leads to a single attached garage with an up and over door. The rear garden is mostly paved with steps leading up to a patio, with trees plants and floral displays.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 April 1971.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**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](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 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)

**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 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

