



Floor Plan

BEAUMONT DRIVE, LADYBRIDGE, BL3 4RZ



- Detached true bungalow
- No upward chain involved
- 2-3 bedrooms
- kitchen breakfast room
- Generous sized gardens, garage
- Sought after development
- Easy reach of transport links
- Ideally requires cosmetic updating



£270,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this detached true bungalow, within Ladybridge. The property has the advantage of no upward chain involved and would ideally require some cosmetic updating, offering excellent potential. Currently there are two bedrooms plus a dining room, however the dining room could quite easily be utilised as a bedroom. Situated on the edge of Lady Bridge, close to Armadale Road the property is conveniently placed for easy access to the motorway network, Middlebrook retail park, shops, schools, and other amenities. The spacious accommodation briefly comprises entrance hall, lounge, kitchen breakfast room, two bedrooms, dining room, shower room and a separate WC room. Outside there are gardens to the front and rear, along with a paved driveway which provides ample off-street parking, leading to a single attached garage with an up and over door. The property also benefits from double glazing and gas central heating. 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:

Entrance Hall: Front door with a double glazed window panel aside leading to the entrance hall with built-in storage cupboard.

Lounge: 16' 5" x 12' 6" (5.00m x 3.81m) Lounge UPVC double glazed window front aspect, further UPVC double glazed window side aspect, feature fireplace incorporating a gas fire with a wooden mantle surround, two radiators, coving and rose to the ceiling.

Inner hallway: Radiator, access to the loft, coving to the ceiling.

Kitchen Breakfast Room: UPVC double glazed window, UPVC door to the side aspect, fitted wall and base units with complementary work surfaces and tiled splashback, stainless steel sink unit with mixer tap, built in oven and grill, electric hob, extractor hood above, space and plumbing for a washing machine, space for a dishwasher, space for a fridge freezer, radiator, coving to the ceiling.

Dining Room/Bedroom: Double glazed sliding patio door to the rear garden aspect, radiator, coving to the ceiling.

Bedroom 1: UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes with storage cupboards, incorporating a dressing table unit.

Bedroom 2: UPVC double glazed window to the side aspect, radiator below, coving to the ceiling.

Shower Room: UPVC frosted double glazed window to the side aspect, shower cubicle, wash hand basin with mixer tap, inset to a vanity unit, tiled floor, tiling the walls, radiator, coving, extractor.

Separate wc: UPVC frosted double glazed, window to the side aspect, close coupled WC, wash hand basin, radiator, part tiling into the walls and ceiling.

Outside: There is an open plan laid to lawn front garden with mature tree and plant displays. A paved driveway provides ample off-street parking and leads along the side elevation to an attached single garage with an up and over door. A gate gives access along the side to the rear garden. There is an enclosed rear garden, which is mostly laid to lawn, with tree and plant displays. There is a paved patio to the rear and an external door leading to the garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

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 £2267.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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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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