



11 Renfrew Drive, Bolton, Lancashire, BL3 4XX

An immaculate family home, positioned on the very popular Beaumont Chase development on the outskirts of Bolton. This property has had extensive investment over recent years. It is within easy access to the motorway, rail network and schools for all ages.

- HIGH-QUALITY PRESENTATION THROUGHOUT
- DOWNSTAIRS BEDROOM WITH EN-SUITE
- MASTER BEDROOM WITH MODERN EN-SUITE; 3 BEDROOMS WITH FULLY FITTED WARDROBES
- GAS CENTRAL HEATING BOILER AROUND FOUR YEARS OLD
- STONE/MARBLE ADAM STYLE FIREPLACE WITH GAS FIRE IN LOUNGE
- CONTEMPORARY DINING KITCHEN WITH GRANITE WORKTOPS, INTEGRATED DISHWASHER AND FRIDGE, INDUCTION HOB AND SEPARATE UTILITY ROOM
- LOW MAINTENANCE REAR GARDEN

£400,000



11 RENFREW DRIVE, BOLTON, LANCASHIRE, BL3 4XX

The Home:

Available for the first time since its initial construction in 1995 and benefiting from numerous quality upgrades.

There has been excellent ongoing maintenance to the likes of windows and doors and we would draw your attention particularly to the recent big ticket items which have seen some great investment.

The home has been fully plastered and decorated during the last 12 months, the garage has been formally converted to create a ground floor bedroom plus ensuite and the contemporary dining kitchen was fitted around one year ago.

The Vaillant gas central heating boiler is approximately four years old and the rear garden has been finished in a low maintenance style with a combination of patio and artificial turf.

The quality of presentation is A1 and given the demand for homes in this vicinity, we would certainly recommend an early viewing.

The sellers inform us that the property is Leasehold for a term of 999 years from construction subject to the payment of a yearly Ground Rent of £110.

Council Tax Band D - £2,141.10

THE AREA

The Area:

Beaumont Chase is a well regarded modern development constructed during 1994/1995 and is ideally located for access towards junction 5 M61 which is just around 1 mile away. Lostock train station is also around 2 miles away. This station is on the mainline to Manchester and also connects to Manchester airport. The popular out of town Middlebrook retail development is one motorway junction away and includes a vast array of shops and services whilst there are host of additional shops along Wigan Road. There is an abundance of primary schools in the area helping to cater for family needs.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Stairs to first floor.

Reception Room 1

11' 8" x 16' 2" (3.56m x 4.93m) Boxed bay. Over looking the driveway and garden. Stone fireplace with hearth and surround. Gas fire. Open access into the dining area

Dining Area

7' 5" x 9' 6" (2.26m x 2.90m) Rear window to garden.

Bedroom 5

11' 4" (not including the box bay) x 7' 9" (3.45m x 2.36m) Garage conversion with Building Regulations. Over looking the driveway and garden.

En-Suite

7' 6" x 2' 6" (2.29m x 0.76m) Shower area. Hand basin. WC with concealed cistern. Cupboard conceals the gas central heating boiler.

Dining Kitchen

16' 0" x 8' 10" (4.88m x 2.69m) Across the rear of the property. Distinct dining area. Kitchen within a u-shape. Granite surfaces. Rear window to the garden. Induction hob. Fitted splashback and extractor canopy. Oven. Integral dishwasher and fridge.

Utility Room

5' 3" x 8' 3" (1.60m x 2.51m) Glass paneled side door and window. Space for appliances currently housing the washer and dryer. Space for additional fridge/freezer if desired. Hand basin. Access to understairs store.

Understairs Store

6' 8" x 3' 1" (2.03m x 0.94m)

First Floor

Landing

Bedroom 1

16' 2" (max into the angled bay) x 11' 8" (4.93m x 3.56m) To the front. Fitted bedroom furniture. Access to en-suite shower room.

En-Suite Shower Room

6' 9" x 5' 3" (2.06m x 1.60m) Window to front. Hand basin. WC. Shower with shower from mains. Fully tiled to the walls and floor.

Bedroom 2

8' 7" x 14' 2" (max) (2.62m x 4.32m) To the front. Fitted furniture - wardrobes, drawer unit, dressing table/workstation. Over stairs water tank/airing cupboard.

Bedroom 3

9' 0" x 8' 9" (2.74m x 2.67m) To the rear overlooking the rear garden. Fitted furniture - wardrobes, drawer unit, dressing table/workstation.

Bedroom 4

8' 9" x 8' 11" (2.67m x 2.72m) Rear window to the garden.

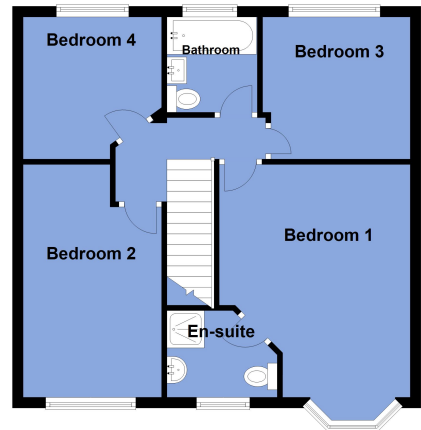
Bathroom

5' 5" x 5' 10" (1.65m x 1.78m) WC. Hand basin. Bath. Fully tiled walls and floor. Rear window.





Ground Floor



Total area: approx. 108.6 sq. metres (1168.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 71 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive | 83 |

Lancasters Independent Estate Agents
 104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ
 01204 697919
 hello@lancasters.property