



INDEPENDENT ESTATE AGENTS



2 Beaumont Drive, Ladybridge, Bolton, BL3 4RZ

**** REDUCED **** Located in a prominent and generous corner plot with views to nearby countryside. Immaculately presented and extended to offer versatile and spacious accommodation throughout. 4 double bedrooms together with lounge and dining kitchen.

- FOUR DOUBLE BEDROOMS, THE FRONT DOUBLE BEDROOM BENEFITS FROM AN ENSUITE.
- GENEROUS DINING KITCHEN
- THE LONGER THAN AVERAGE ATTACHED GARAGE HAVING FRONT AND REAR UP AND OVER DOORS AFFORDS VEHICULAR ACCESS TO THE REAR OF THE PROPERTY.
- NO CHAIN AND BENEFITING FROM ULTRAFAST BROADBAND AVAILABLE, MAKING WORKING FROM HOME AN OPTION.
- SUPERB CORNER PLOT TO FRINGE OF DEVELOPMENT WITH GOOD ACCESS TO BEAUMONT ROAD
- MAY OFFER FURTHER SCOPE FOR EXTENSION

£350,000



2 BEAUMONT DRIVE, LADYBRIDGE, BOLTON, BL3 4RZ

The Home:

Owned within the same family since its initial construction in 1972 and having seen the benefits of excellent ongoing maintenance.

The property has been extended and is positioned in a prominent and generous corner plot to the fringe of the development. Due to the size of the plot, there may be scope for further extension subject to the usual conditions.

The layout offers great flexibility and has been configured to allow four double bedrooms, a nicely proportioned lead reception room and dining kitchen. The rear double bedroom includes an additional shower cubicle which displays the possibility of creating an ensuite, whilst bedroom 1 includes an ensuite shower room already. The further bedrooms are served by a family bathroom with separate WC.

The south facing private rear garden with flagged patio is mainly laid to lawn with an additional terraced area, mature shrubs and a full width stone rockery. The large drive allows parking for 3 vehicles and leads to a longer than average garage.

Such individual bungalows within quality locations have been generating excellent rates of sale and an early viewing should be considered essential.

See virtual tour for material information.

THE AREA

The area

Ladybridge is a consistently popular development which hosts a great variety of dwellings. Regarded as a family friendly environment there is access to both primary and secondary schools within the development itself whilst the postcode is generally well placed for accessing Deane Golf Club and the variety of shops which serve the town. Key transport links are also close to hand with Lostock train station around 1 mile away and junction five of the M61 just around 1.5 miles.



ROOM DESCRIPTIONS

Entrance Hallway

3' 7" x 12' 10" (1.09m x 3.91m)

Inner Hallway

2' 11" x 17' 3" (0.89m x 5.26m) Loft access.

Reception Room 1

12' 3" x 14' 6" (3.73m x 4.42m) Positioned to the front with a double aspect of front and side windows.

Kitchen

9' 4" x 14' 2" (2.84m x 4.32m) Side window. Wall and base units in a white gloss. Integral five ring split level gas hob. Extractor over. Integral oven. Space for tall fridge freezer. Space also for washer, dryer and dishwasher.

Bedroom 1

14' 3" x 9' 7" (4.34m x 2.92m) Positioned to the front.

En-Suite Shower Room

2' 10" x 8' 11" (0.86m x 2.72m) Window to the front. WC. Hand basin. Shower from mains. Tiled splash back.

Bedroom 2

19' 0" x 10' 0" (5.79m x 3.05m) Positioned to the rear. Fully fitted with bedroom furniture. Incorporating a hand basin and double shower. Sliding patio door to the garden.

Bedroom 3

12' 8" (max to the depth of the robes) x 15' 9" (3.86m x 4.80m) Dual aspect with both front and side windows. Fitted furniture.

Bedroom 4

9' 3" x 13' 2" (2.82m x 4.01m) Positioned to the rear and looking into the garden. floor to ceiling fitted double wardrobe with sliding doors and internal shelves.

WC

2' 9" x 8' 3" (0.84m x 2.51m) Side window. WC.

Bathroom

5' 4" x 8' 10" (1.63m x 2.69m) Side window. Hand basin. Cast iron bath. Bidet.

External

Gardens

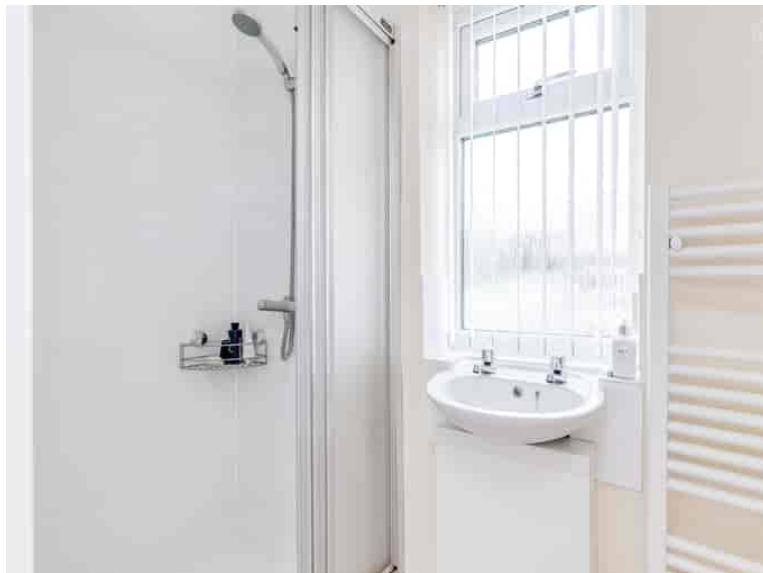
To front side and rear.

Patio and raised boarder to the back with rockery Long driveway

Garage

8' 8" x 20' 11" (2.64m x 6.38m) Gas central heating boiler. Electric consumer unit. Gas and electric meter. Up and over doors to both the front and rear and a high ceiling height - the roof has been pitched. Power. Lighting. Water Tap.





Total area: approx. 129.9 sq. metres (1398.2 sq. feet)
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SOFT IS AN APPROXIMATE GUIDE
Plan produced using PlanIt

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 73 Potential: 83
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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