



## 2 Beaumont Drive, Ladybridge, Bolton, BL3 4RZ

- Four double bedrooms, the front double bedroom benefits from an ensuite.
- No chain and benefiting from ultrafast broadband available, making working from home an option.
- Generous dining kitchen
- Superb corner plot to fringe of development with good access to Beaumont Road
- The longer than average attached garage having front and rear up and over doors affords vehicular access to the rear of the property.
- May offer further scope for extension
- Retained within the same family since first built
- Well placed for popular primary and secondary schools
- Train station around 1 mile
- Motorway junction around 1.5 miles
- Council Tax Band D