

19 Stonehaven, Beamont Chase, Bolton, BL3 4UW



**£190,000**

Superbly presented mid mews property situated on a cul de sac on this popular residential location ideally located for access to local amenities, and motorway network for M61. The property offers excellent accommodation with spacious lounge diner and fitted kitchen 2 generous bedrooms and modern shower room. Landscaped rear garden with artificial grass and paved patio. Viewing essential, sold with no chain and vacant possession.

- Modern Two Bedroom Mews
- Fitted Kitchen
- Landscaped Gardens
- EPC Rating D
- Spacious Lounge Diner
- Two Generous Bedrooms
- Viewing Essential
- Council Tax Band B



Situated in a small cul de sac on this highly popular residential estate, this superbly presented offers spacious accommodation which comprises : Porch, open plan lounge diner, fitted kitchen with built in appliances. to the first floor there are two generous bedrooms and recently fitted modern shower room. Outside there are open plan gardens to the front and landscaped gardens to the rear with large paved patio and artificial lawned area. The property must be viewed to appreciate all that is on offer and is sold with no chain and vacant possession.

### **Porch**

UPVC double glazed window to front, radiator, double glazed entrance door, door to:

### **Lounge/Diner 12'11" x 13'6" (3.93m x 4.12m)**

UPVC double glazed window to front, living flame effect gas fire with feature surround, built-in under-stairs storage cupboard with additional shelving and space for freezer, two radiators, oak flooring, stairs, uPVC double glazed french doors to garden, door to:

### **Kitchen 8'1" x 6'11" (2.46m x 2.12m)**

Fitted with a matching range of pale green base and eye level units with underlighting, drawers and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap, integrated fridge, plumbing for washing machine, built-in electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, wall mounted concealed gas boiler serving heating system and domestic hot water.

### **Landing**

Door to:

### **Bedroom 1 11'4" x 10'4" (3.46m x 3.14m)**

UPVC double glazed window to front, built-in over-stairs double wardrobe(s), radiator, double door, door to:

### **Bedroom 2 9'8" x 7'7" (2.94m x 2.31m)**

UPVC double glazed window to rear, radiator.

### **Shower Room**

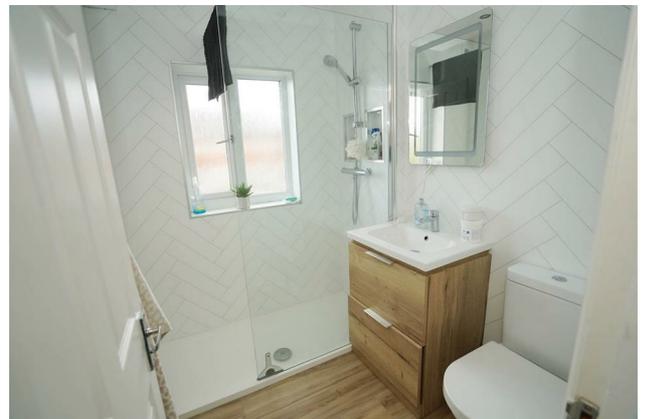
Recently refitted with three piece modern white suite with tiled double shower enclosure, inset wash hand basin in vanity unit with drawers under and mixer tap, low-level WC and full height uPVC wet wall tile effect panelling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

### **Outside**

Open plan front garden, tarmac driveway to the front with gravelled area and shrub borders.  
Private landscaped rear garden with artificial lawned area

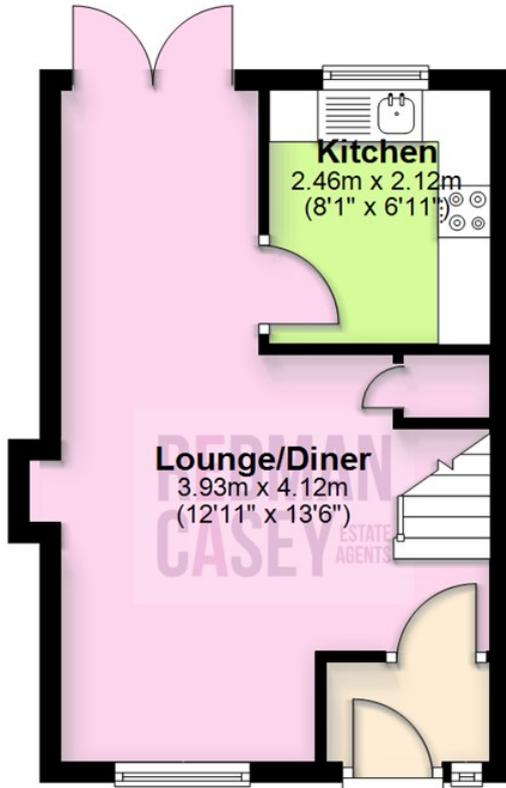


and mature shrub borders, large paved sun patio, timber fencing to rear and sides, paved pathway, rear gated access.



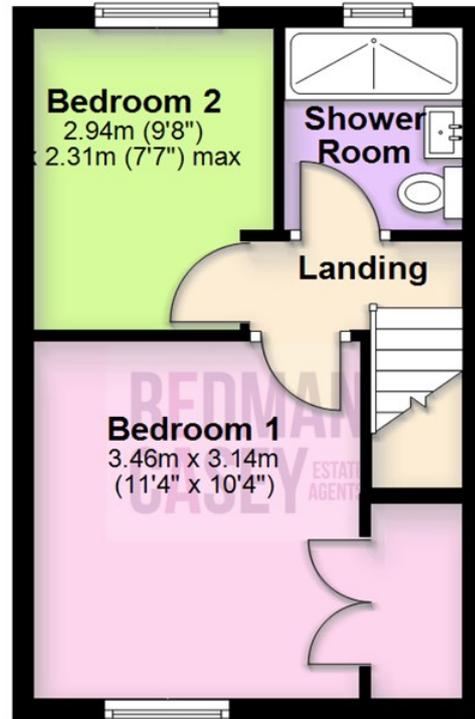
## Ground Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 53.4 sq. metres (575.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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