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<https://www.farrellheyworth.co.uk/about-us/branches/westhoughton/>

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Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

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£410,000

Kenmay Avenue, Bolton
BL3

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Detached and Extended True Bungalow on a Substantial Corner Plot**
- **Flexible Accommodation Currently has Four Double Bedrooms**
- **Open Plan Lounge Dine, Fitted Kitchen and Shower Room**
- **Great Size Rear Garden with Lawn Area and Patio**

EPC C

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Extended detached true bungalow on a substantial corner plot on a quiet cul de sac on the very popular established Beaumont estate in Ladybridge, at present is situated as a four double bedroom property but could easily be swapped around to accommodate individual requirements.

The Beaumont estate is within close proximity to the areas highly regarded local nurseries, schools, excellent transport, links, amenities and fabulous outdoor pursuits, including Deane golf club.

Currently the accommodation layout is open plan lounge dining room with bi folding doors to the rear patio, inner hallway which leads to all other rooms, fitted kitchen with appliances, shower room and four double bedrooms.

Externally to the front is ample parking and garage (currently with a window and no vehicular access) and to the rear is an established and great size garden with lawned area and decent size paved patio.

This property is sent on a generous plot and offers potential to extend (subject to any necessary planning permission approval).

Tenure: Leasehold
Leasehold information: Terms: 999 years from 19th August 1968
Current Ground Rent: £7 per annum

Council Tax: Band D





