



## 10 The Beeches, Bolton, Lancashire, BL1 7BS

OIEO £419,999

The Purple Property Shop are proud to present this highly impressive four bedroom executive family house bursting with an abundance of indoor & outdoor space and boasting a Cul-De-sac position. The property has four spacious bedrooms, en-suite to main bedroom and downstairs W/C.

The Beeches is situated just off Belmont Road in the Bolton area, a highly sought after modern development. On the fringes of the West Pennine Moors, this popular development is ideally located for all local amenities including rail, motorway links and a choice of schools at all levels.

In brief, the property to the ground floor comprises of an entrance hall, handy downstairs W/C, kitchen, utility room and two spacious reception rooms. To the first floor are 4 spacious



Tel: 01204 598979

## GROUND FLOOR

### Entrance Hall

Carpeted flooring, front elevation window, under stairs storage, downstairs W/C and access to kitchen, lounge and dining room.

### Downstairs W/C

Tile flooring and walls, sink with vanity unit and mixer tap, W/C, heated towel rail and front elevation frosted window.

### Kitchen

The kitchen is fitted with an array of wall and base units. integrated appliances include: double sink with mixer tap and drainage board, induction hob, electric oven with extractor fan, built in fridge/freezer and microwave and space to accommodate a dishwasher. Large rear elevation window, vinyl flooring and access to utility room.

### Utility Room

Vinyl flooring, plumbed for washer and vented for dryer, stainless sink with drainage board, front elevation window, access to boiler and door to rear garden.

### Dining room/Reception room

Wood affect flooring, large rear elevation window, access to lounge.

### Lounge

Carpeted flooring, gas fire with stone feature, front elevation window, large sliding door to rear garden and two light fittings.

## FIRST FLOOR

### Stairs/landing

Carpeted flooring, front elevation window, storage cupboard and access to bedrooms and family bathroom.

### Bedroom 1

Carpeted flooring, large rear elevation window, fitted wardrobes and en-suite bathroom.

### En-suite

Tile flooring and walls, fitted heated towel rail, side elevation frosted window, shower cubicle, W/C and sink with mixer tap and fitted heated mirror.

### Bedroom 2

Carpeted flooring, rear elevation window.

### Bedroom 3

Carpeted flooring, fitted wardrobes and rear elevation window.

### Bedroom 4

Front elevation window, carpeted flooring.

### Family Bathroom

Fitted with a three piece suite consisting of Bath, pedestal sink and W/C. The bathroom also features a fitted wall mirror, towel rail and storage cabinet.

## EXTERIOR

### Gardens

The property is garden fronted. To the rear of the property is a spacious garden with patio area, pond and access to the garage and front of the property.

### Parking

To the front of the property is a large driveway to fit 2 vehicles and a large double garage that can also fit 2 vehicles. The double garage also features power for lighting and water.

