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10 The Beeches, Bolton, Lancashire, BL1 7BS

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 Carpeted flooring, large rear elevation 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

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.

Redroom 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.

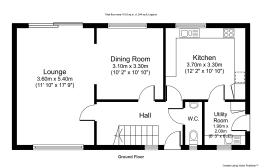
EXTERIOR

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.



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