



**WILLIAM THOMAS**  
ESTATE AGENTS

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## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **21 The Beeches Belmont Road, Bolton, BL1 7BS**

**Welcome to 21 The Beeches...**A truly impressive detached family home, tucked away on a quiet cul-de-sac within easy access of commuting links, local amenities and open countryside. Situated on a well-sized plot, this property has plenty to offer for growing families as it is, with the potential to extend if required (subject to any necessary planning permissions). Briefly comprising of a bright lounge-diner, sleek modern kitchen, utility, guest W.C., four bedrooms including master with en-suite, and 3-piece family bathroom. Externally, the gardens wouldn't be out of place on Gardener's World, immaculately curated to create an outdoor oasis to enjoy all year around and fully stocked with colour and interest. To the front of the home, a large driveway and garage offers plenty of parking for the family, and a well maintained front garden adds curb appeal. Viewing is highly recommended to appreciate everything that this home has to offer.

### **Step Inside...**

After parking up on the driveway, step through the front door into the entrance hall where dark wooden LVT flooring guides you through to the impressive modern kitchen. Fitted with high-specification, bespoke Nolte handleless units in soft grey with integrated lighting, this room is sure to impress guests and make hosting evening meals a breeze. Integrated appliances include two Neff ovens, 5-ring induction hob with extractor, microwave, dishwasher, fridge and an undermounted Franke sink with Quooker hot water tap. A thoughtful arched worktop creates a versatile area which can be used as a breakfast bar when required, with a window looking over the rear garden. From the kitchen, there is a rear porch giving access to the garden and a place to store coats and shoes neatly. Across the room, a handy utility hides away your washing machine and tumble dryer, with additional storage and internal access to the garage. Next door, the lounge-diner is bathed in natural light from dual aspect windows, with a feature gas fireplace creating a cosy focal point. There's ample space for your sofas, and a family dining table in front of the sliding patio doors which lead to the decked terrace to the rear of the home. Back along the hallway, a guest W.C. with vanity basin and chrome heated towel rail offers convenience in busy households.

### **Off to Bed...**

Upstairs, you'll find four bedrooms and the family bathroom, as well as access to the fully boarded loft via a pull-down ladder. The master bedroom is a calm retreat, with fitted furniture to organise your belongings

and leafy views to the front of the home. The en-suite, part tiled in contemporary tones, has a walk-in shower, vanity basin and W.C., and heated towel rail. Bedroom two is also a spacious double size with modern fitted furniture - ideal for an older teenage child with a dressing table/desk area. The third bedroom, currently used as a spacious home office with versatile bespoke fitted furniture, is also a good double size and enjoys spectacular views to the rear of the home. Bedroom four is a spacious single with plush neutral carpets and also benefits from those lovely views. Completing the first floor, the family bathroom has recently been fitted with a sleek, modern 3-piece suite including rainfall shower above the bath, vanity basin, and W.C.

### **Outside Oasis...**

Step out of the rear patio doors onto a wooden decked terrace with glass balustrades - the perfect spot to enjoy breakfast in the summer and look out over the incredible garden. This south-facing outdoor space is certainly one that gardeners will appreciate and enjoy, with different zonal areas to utilise every inch of space, encourage wildlife and creating a backdrop of utter beauty for spending quiet moments in your own sanctuary. Steps lead down to a patio, nestled away and surrounded by the stunning planting to provide a peaceful, secluded area to enjoy drinks with friends. Various pathways lead you through the different planting schemes, including raised planters for growing your own fruit and vegetables, a summerhouse, shed and greenhouse to ensure you'll have space for everything you could need in this garden. Secure pedestrian gates lead around both sides of the home to give convenient access to the front garden and driveway.

### **The Location...**

Tucked at the end of a quiet cul-de-sac just off Belmont Road, The Beeches location really does give you the best of both worlds. Being on the fringes of the West Pennine Moors you have some beautiful local countryside on your doorstep so it's boots on and you're in the great outdoors! You'll find beautiful country walks on your doorstep – perfect to stretch your legs before stopping in at the local pub, The Wilton Arms, for a drink or meal. For convenience, if you journey a few minutes down the road, you have a huge range of shops to hand including supermarkets, restaurants, pubs, hairdressers, dentists and so much more... The area is close to well-regarded local schools at all levels. If good transport links are a priority, you have the M61 motorway network along with local bus routes located within close proximity.

**£450,000**

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- Stunning Detached Family Home
- Impressive Plot with Potential to Extend
- Spacious Lounge-Diner
- High-Spec Modern Kitchen
- Utility
- Four Bedrooms | Master with En-Suite
- 3-Piece Family Bathroom
- Fantastic Rear Garden
- Lovely Views to Rear
- Quiet Cul-de-Sac Location

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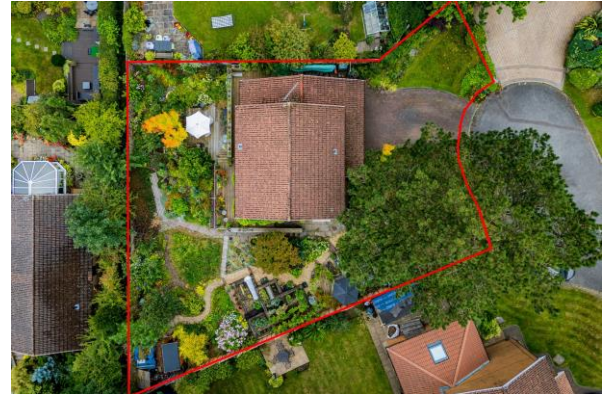
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## Front Elevation & Plot



## Entrance Hallway



## Lounge-Diner





### Modern Kitchen





## Kitchen Additional Pictures



## Utility



**Downstairs W.C.**



**First Floor Landing**



**Master Bedroom & En-Suite**







**Bedroom Two**



**Bedroom Three**



### Bedroom Four



### Family Bathroom



### Garden







### Garden Additional Pictures



### Additional External Picture





### **Agents Notes**

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property