

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

18 Beeston Close, Bolton, BL1 7RT

The Property...

Sitting on an attractive sized plot in a quiet location of Sharples is this one bedroom quasi townhouse, which has its own driveway and private garden. The driveway provides parking for several cars. The property briefly comprises, entrance vestibule, lounge, conservatory with an insulated roof, kitchen, bedroom and bathroom, with ample internal storage space too. 18 Beeston Close is well presented and is perfect for a first-time buyer or a later years purchase, owing to its practical layout and size, with the added bonuses of being in a quiet neighbourhood while having a great variety of amenities and transport links nearby. There is no upward chain to this property.

The position is fantastic, tucked away with an open field and woodland to the front, a large driveway and a good sized rear garden.

A Closer Look...

Pop your car on the drive and stroll inside... The entrance vestibule welcomes you into a cosy lounge, pvc double glazed double doors lead to the spacious conservatory, this is a great room to sit and relax whilst looking over the rear garden, French doors will allow a cool breeze through during those warmer summer months. A door from your lounge gives access to the kitchen, which offers everything you need in a convenient and easy to use layout. From the lounge, open aspect stairs are positioned to one side and lead to the bedroom and bathroom.

Upstairs lie your double bedroom and bathroom. A common theme for this lovely home is convenience and practicality, and the bathroom fits this theme too. The bathroom benefits from a 3 piece suite including a bath, wash basin and WC.

Step Outside...

The rear garden is a generous size and includes a lawn with patio areas to sit and relax, plus a timber shed for storage.

Everything On Your Doorstep...

The nearby areas of Bromley Cross and Egerton provide a fantastic selection of cafes, restaurants, and pubs, as well as handy amenities including bakeries and mini supermarkets to name but a few. And Astley

18 Beeston Close, Bolton, BL1 7RT

Bridge retail area lies only a few minutes' drive down Blackburn Road where larger supermarkets and an even wider variety of amenities can be found.

The property sits just a few minutes' walk to the A666, which provides easy access to the M61 and bus routes to the north and south.

£155,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Quasi-Semi One Bedroom House
- Lounge/Kitchen
- Conservatory with an Insulated Roof
- Double Bedroom
- 3 Piece Bathroom
- Tucked away Position
- Good Gardens/Driveway/NO CHAIN
- No Chain

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Lounge



Conservatory





Kitchen



First Floor



Bedroom 1



3 Piece Bathroom



Outside



Additional Garden Pictures





Driveway



Additional Pictures



Agents Notes

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