



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

## **DRAFT**

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

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

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

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

William Thomas are delighted to offer to the market this lovely family home positioned on a highly sought after development just off Belmont Rd. The property is set in the most enviable of positions, offering a fabulous sized garden to the rear. It provides spacious well proportioned living accommodation perfect for any growing family.

**Step Inside-** into the entrance hallway, stairs lead up to your first floor but first let's see what the downstairs has to offer. The lounge has a lovely big window to the front and a fireplace takes centre stage and will keep this room cosy and warm. Sliding patio doors present views over the rear garden. The breakfast-kitchen, with white fitted wall and floor units, including hob with oven below. It has a built in microwave and integrated fridge/freezer. Just off the kitchen is a useful utility room, plumbed for your washing machine and dryer plus a sink unit. It also houses the boiler and a pvc door leads outside. Next to your kitchen is your dining room (these two rooms have scope to be opened up into one big kitchen-family room if desired)

Retrace your steps back to the entrance hallway passing the handy downstairs toilet to climb the stairs to the first floor.

**Bath Time & Bed-** the first floor landing connects you to four bedrooms and your modern 3 piece family shower room. The main bedroom benefits from a modern fully tiled en-suite shower room and the accommodation is complete with a family bathroom.

**Step Outside-** a concrete imprint patio greets you as you step into the rear garden, perfect to set up your garden furniture and BBQ, it leads to your generous sized lawned, ideal for the kids to play. Its well stocked with mature plants, shrubs and mature trees to give privacy. To the front is a generous sized driveway leading to the fabulous double detached garage

**Out & About-**Situated in a quiet cul de sac just off Belmont Rd close to all local amenities, schools, transport links and open countryside perfect for outdoor pursuits. A fantastic family home with viewing highly recommended!

10 The Beeches Belmont Road, Bolton, BL1 7BS

**£395,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



## 10 The Beeches Belmont Road, Bolton, BL1 7BS

William Thomas are delighted to offer to the market this lovely family home positioned on a highly sought after development just off Belmont Rd. The property is set in the most enviable of positions, offering a fabulous sized garden to the rear. It provides spacious well proportioned living accommodation perfect for any growing family.

**Step Inside-** into the entrance hallway, stairs lead up to your first floor but first let's see what the downstairs has to offer. The lounge has a lovely big window to the front and a fireplace takes centre stage and will keep this room cosy and warm. Sliding patio doors present views over the rear garden. The breakfast-kitchen, with white fitted wall and floor units, including hob with oven below. It has a built in microwave and integrated fridge/freezer. Just off the kitchen is a useful utility room, plumbed for your washing machine and dryer plus a sink unit. It also houses the boiler and a pvc door leads outside. Next to your kitchen is your dining room (these two rooms have scope to be opened up into one big kitchen-family room if desired)

Retrace your steps back to the entrance hallway passing the handy downstairs toilet to climb the stairs to the first floor.

**Bath Time & Bed-** the first floor landing connects you to four bedrooms and your modern 3 piece family shower room. The main bedroom benefits from a modern fully tiled en-suite shower room and the accommodation is complete with a family bathroom.

**Step Outside-** a concrete imprint patio greets you as you step into the rear garden, perfect to set up your garden furniture and BBQ, it leads to your generous sized lawned, ideal for the kids to play. Its well stocked with mature plants, shrubs and mature trees to give privacy. To the front is a generous sized driveway leading to the fabulous double detached garage

**Out & About-**Situated in a quiet cul de sac just off Belmont Rd close to all local amenities, schools,

10 The Beeches Belmont Road, Bolton, BL1 7BS

transport links and open countryside perfect for outdoor pursuits. A fantastic family home with viewing highly recommended!

**£395,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Lounge





Dining Room



Kitchen





Utility Room



Downstairs Wc



First Floor



Bedroom 1





**En-Suite Shower Room**



**Bedroom 2**





**Bedroom 3**



**Bedroom 4**





**Family Bathroom**



**Outside**







**Additional External Pictures**



**Double Detached Garage**





**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