



## The Beeches, Bolton

**Offers Over £499,995**

Ben Rose Estate Agents are pleased to present to the market this beautiful four-bedroom detached family home, nestled in the corner of a peaceful cul-de-sac in a highly sought-after area of Bolton. Perfectly suited to families, the home offers spacious and versatile living accommodation throughout and benefits from close proximity to a range of local shops and amenities. Picturesque nearby walking routes further enhance the charm of this delightful location which also benefits from excellent travel links, with the M61 and M6 motorways providing easy access to surrounding towns and cities, including Blackburn, Preston, and Manchester.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the left, you will find the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. Sliding patio doors lead through to the impressive conservatory at the rear, which benefits from bi-folding doors opening directly onto the garden. This bright and airy space offers versatile additional living accommodation and flows seamlessly into the kitchen/diner, creating an open and sociable layout ideal for modern family living. The contemporary fitted kitchen offers ample storage and integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, while the dining area provides plenty of space for a large family dining table. Completing the ground floor is a practical utility room, along with a separate WC located off the entrance hallway.

Upstairs, you will find four well-proportioned double bedrooms, with all but the third bedroom benefiting from integrated storage. The master bedroom also enjoys a private ensuite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the property boasts a sizeable driveway to the front, providing off-road parking for multiple vehicles and access to a detached double garage. To the rear and side is a generously sized and well-maintained garden, featuring a spacious lawn, a wrap-around paved patio, a raised decking area, and a convenient storage shed. This outdoor space offers a private and peaceful retreat, ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate this lovely home and to avoid disappointment.















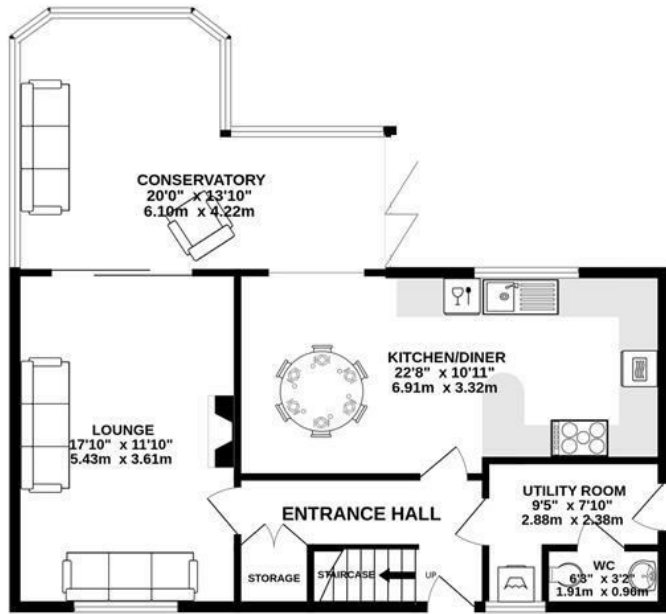




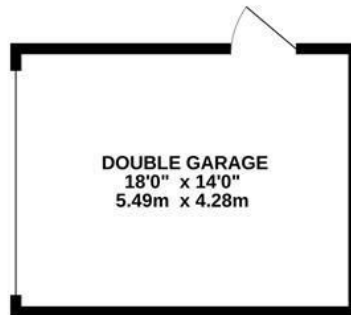
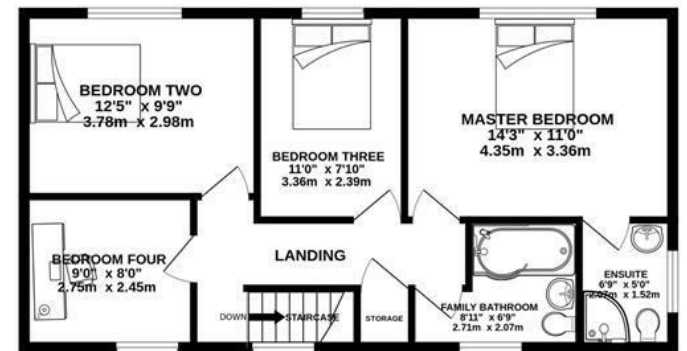


# BEN ROSE

GROUND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.

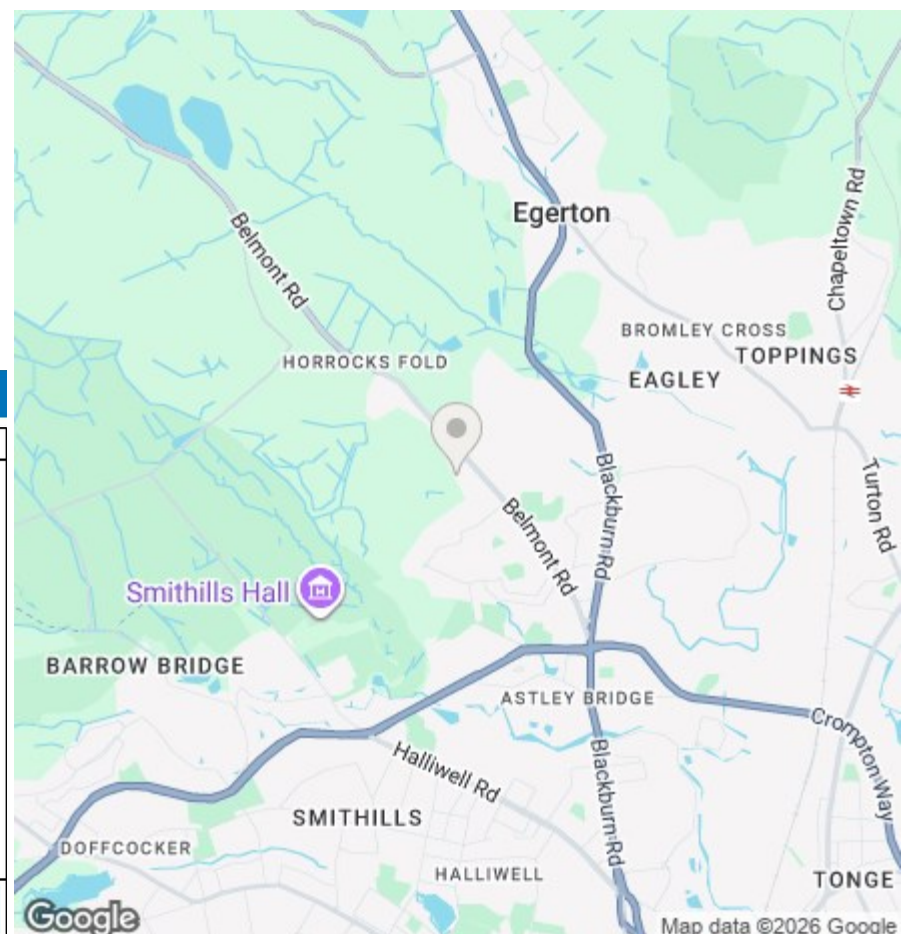


TOTAL FLOOR AREA : 1695 sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		