

Total area: approx. 92.8 sq. metres (998.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**33 Gleneagles, Beaumont Chase, Bolton, BL3 4XL**

Deceptively spacious and unusually designed property built in 1992 and located in a quiet cul de sac offering excellent accommodation with spacious reception rooms and fitted kitchen plus conservatory, 3 bedrooms all with fitted wardrobes and bathroom with three piece suite. Gardens to the front and rear with driveway parking leading to a single garage. Ideally located for access to local amenities, shops and schools along with Motorway access for M61 and railway station at Lostock Junction. Viewing is essential to appreciate all that is on offer with this property.

**Offers In The Region Of £265,000**





Situated in a quiet cul de sac on this highly sought after residential estate this deceptively spacious family property offers excellent accommodation which comprises : Hallway, lounge, dining area, fitted kitchen with built in and integrated appliances, conservatory with solid roof conversion. To the first floor there are three bedrooms all of which have fitted wardrobes and a bathroom fitted with a three piece white suite. Outside there are open plan gardens to the front with paved driveway leading to the attached single garage and enclosed gardens to the rear which are not overlooked and has a paved patio and lawned area. The property is ideally located for access to many local amenities along with M61 Motorway and trainline at Lostock Junction, viewing is essential to appreciate all that is on offer.

**Hall**  
UPVC frosted double glazed window to side, Feature vertical radiator, laminate flooring, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

**Lounge**  
13'1" x 10'5" (4.00m x 3.18m)  
UPVC double glazed bay window to front, double radiator, open plan to Dining Room, door to:

**Cupboard**  
Built-in under-stairs storage cupboard.

**Dining Room**  
8'5" x 6'8" (2.56m x 2.02m)  
Feature vertical radiator, double glazed patio door to Conservatory, open plan to:

**Kitchen**  
8'5" x 6'10" (2.56m x 2.08m)  
Fitted with a matching range of modern cream base and eye level units with contrasting worktop space, stainless steel sink unit with mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring, ceiling with recessed spotlights.

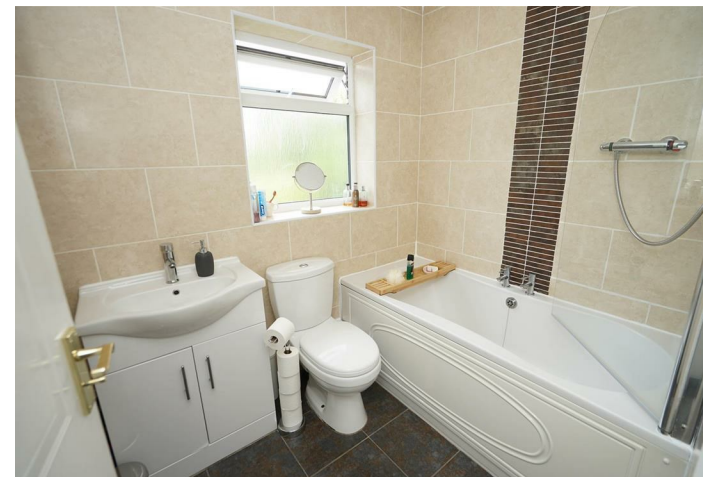
**Conservatory**  
Half brick construction with uPVC

double glazed windows and power connected, double radiator, vinyl flooring, Solid insulated roof panels, uPVC double glazed door to garden, door to:

**Landing**  
Built-in storage cupboard, door to:

**Bedroom 1**  
12'10" x 13'9" (3.92m x 4.20m)  
Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, further fitted single wardrobe(s), fitted bedside cabinets and drawers, built-in over-stairs storage cupboard, Storage cupboard, double radiator, double door, door to:

**Bedroom 2**  
8'11" x 14'5" (2.72m x 4.39m)  
Two uPVC double glazed windows to front, uPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, built-in storage cupboard, radiator, door to:



**Bedroom 3**  
8'7" x 6'6" (2.62m x 1.98m)  
UPVC double glazed window to rear, fitted triple wardrobe(s) with hanging rails and shelving, further fitted single wardrobe(s), fitted matching drawers, radiator.

**Bathroom**  
Fitted with three piece white suite comprising deep panelled bath with shower over and folding glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and

low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

**Outside**  
Open plan front garden with lawned area and flower and shrub borders, paved driveway to the side leading to garage, paved pathway leading to front entrance door.  
Rear garden, enclosed by fencing to rear and sides, paved sun patio, timber garden shed with lawned area, gated

side access, outside hot and cold water taps, security lighting.

**Garage**  
Attached single garage with power and light connected, plumbing for washing machine space for freezer and dishwasher and cold water tap, up and over doors to front and rear.