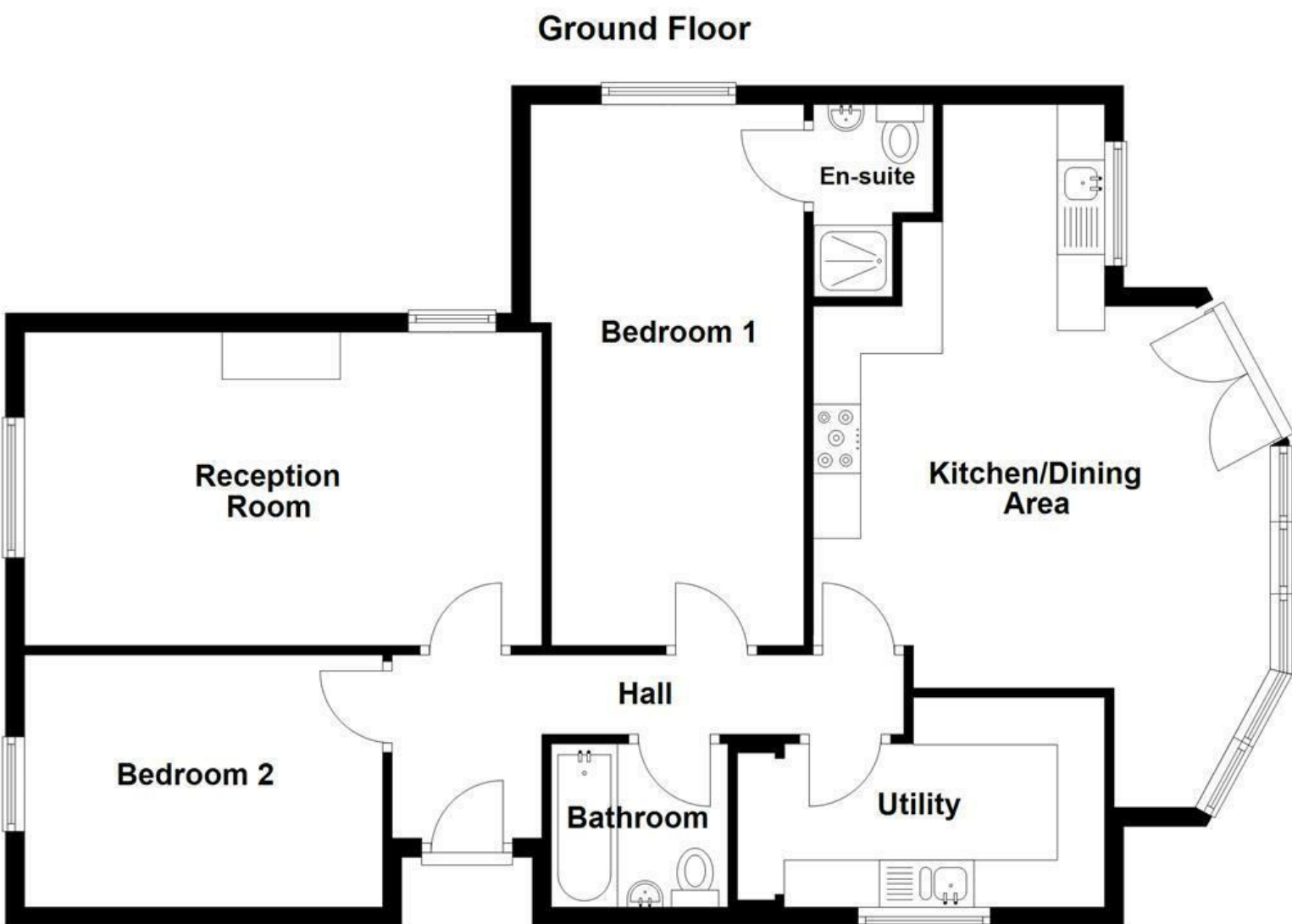




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Beeston Close, Bolton, BL1 7RT

£335,000

A BEAUTIFULLY PRESENTED TWO BEDROOM TRUE BUNGALOW

Nested in the serene Beeston Close, Bolton, this beautifully presented two-bedroom detached true bungalow offers a perfect blend of comfort and style. Ideal for couples seeking to downsize to single-storey living, this property boasts an inviting atmosphere and a peaceful location, backing onto tranquil woodlands.

Upon entering, you will find a spacious reception room that exudes warmth and charm, providing an excellent space for relaxation or entertaining guests. The heart of the home is the gorgeous dining kitchen, which seamlessly opens into a bright conservatory. This delightful area overlooks the meticulously landscaped rear garden, allowing for an abundance of natural light and a picturesque view of the outdoors.

The bungalow features two well-appointed bedrooms, ensuring ample space for rest and privacy. Additionally, there are two modern bathrooms, enhancing convenience for both residents and visitors alike. The attractive gardens surrounding the property are not only a feast for the eyes but also provide a lovely outdoor space for enjoying the fresh air.

With off-road parking available, this bungalow is not only practical but also perfectly positioned for those who appreciate a peaceful lifestyle while still being close to local amenities. This property truly represents an exceptional opportunity for anyone looking to embrace the joys of single-storey living in a beautiful setting.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Beeston Close, Bolton, BL1 7RT

£335,000

 2  2  1  D

- Exquisite Detached Bungalow
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Landscaped Gardens
- Council Tax Band D

Ground Floor

Entrance Hall

17'2 x 7'0 (5.23m x 2.13m)

Composite double glazed frosted front door, central heating radiator, loft access, smoke detector, tiled flooring, doors leading to two bedrooms, reception room, kitchen, bathroom and utility.

Bedroom Two

12'5 x 8'9 (3.78m x 2.67m)

Hardwood double glazed window, central heating radiator and coving.

Reception Room

18'0 x 10'11 (5.49m x 3.33m)

Hardwood double glazed box window, hardwood double glazed window, central heating radiator, wood panelled elevations, electric log burning effect stove with stone hearth, brick surround and wooden mantel, television point and wood effect flooring.

Bedroom One

18'9 x 8'9 (5.72m x 2.67m)

Hardwood double glazed window, central heating radiator, wood effect flooring and door to en suite.

En Suite

6'8 x 4'2 (2.03m x 1.27m)

Hardwood double glazed frosted window, central heated towel rail, low basin WC, pedestal wash basin with mixer tap, direct feed shower, extractor fan, spotlights, tiled elevations and vinyl flooring.

Bathroom

6'2 x 5'8 (1.88m x 1.73m)

Hardwood double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, wood panelled bath with mixer tap and rinse head, partial tiled elevations, partial wood clad elevations and tiled effect flooring.

Kitchen/Dining Area

19'10 x 9'3 (6.05m x 2.82m)

Hardwood double glazed window, central heating radiator, range of panel wall and base units with granite work surfaces, Smeg range cooker with five ring induction hob and extractor hood, tiled splashback, ceramic sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, tiled flooring and open access to conservatory.

Conservatory

15'11 x 7'2 (4.85m x 2.18m)

UPVC double glazed windows, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

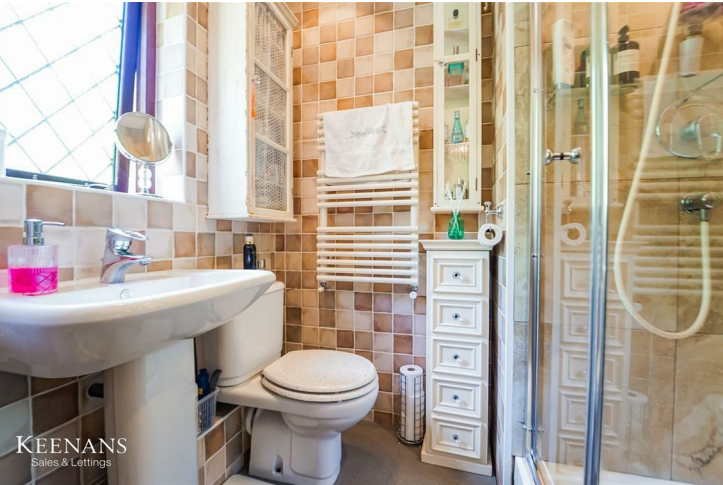
External

Rear

Laid to lawn garden with bedding areas, decking, Indian stone paved patio and shed.

Front

Laid to lawn garden, seating and off road parking.



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