



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Handsome Semi-Detached Residence
- Highly Desirable & Convenient Locality
- Circa 1,571 Square Feet in Total
- Two Reception Rooms
- 23' Open Plan Kitchen/Dining Room
- Three Good-Sized Bedrooms
- Gardens & Attached Single Garage

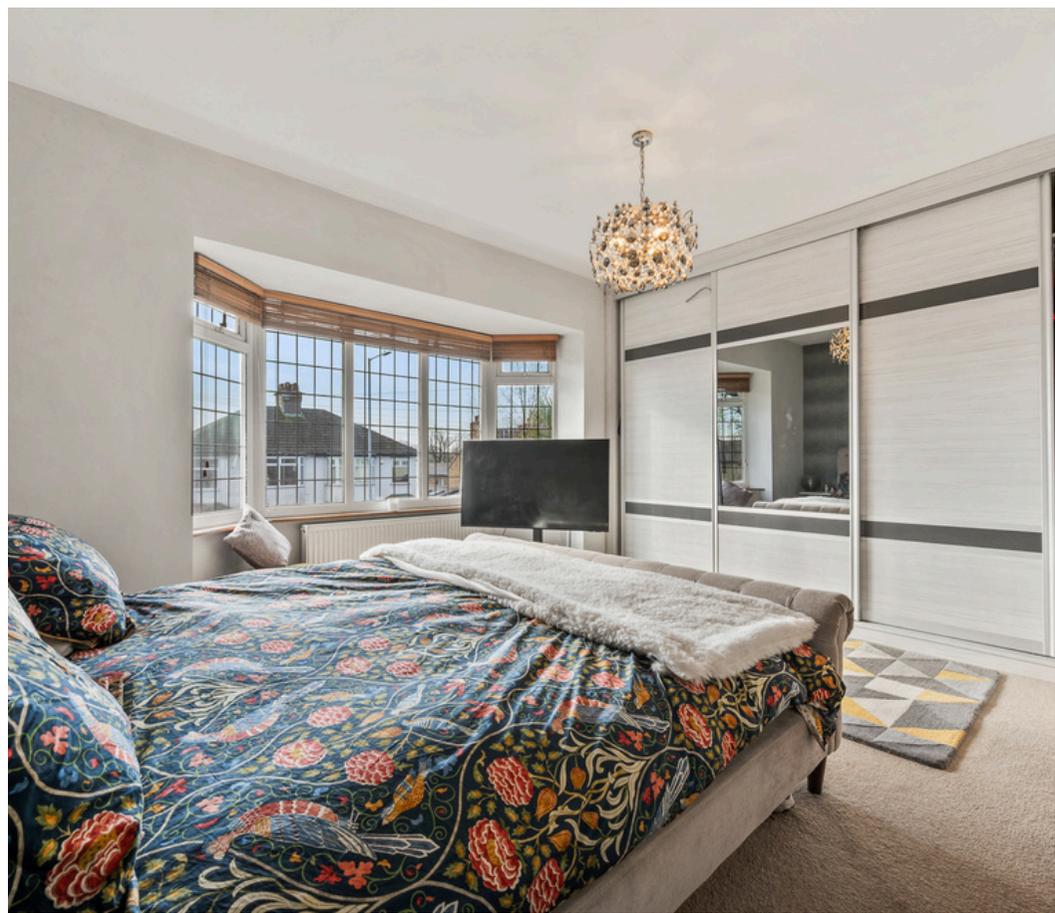
NEW CHURCH
ROAD, SMITHILLS

£375,000





New Church Road, Smithills



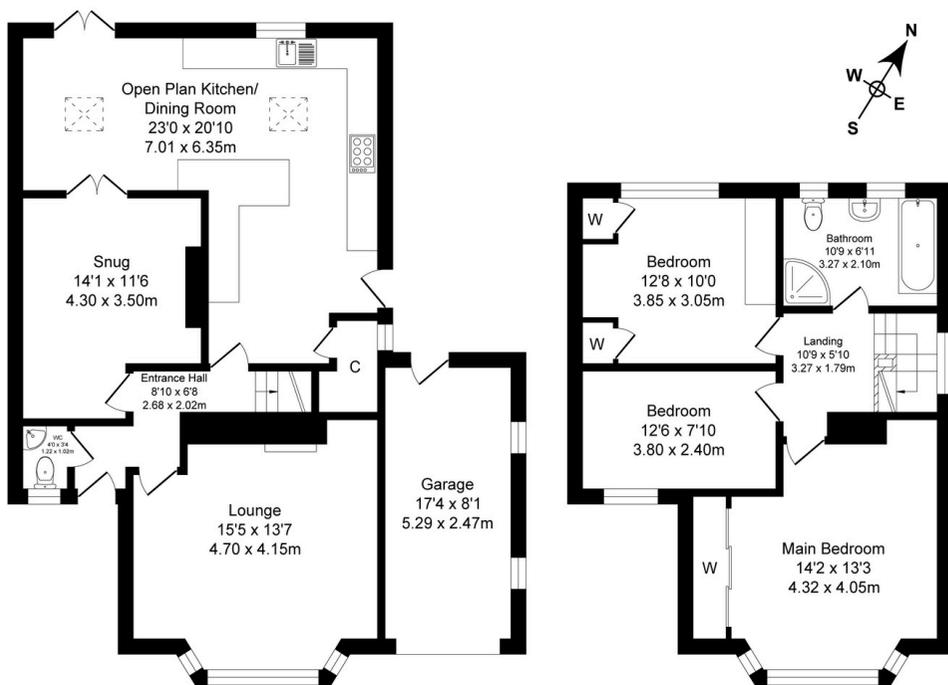
New Church Road, Smithills



New Church Road, Smithills

Total Approx. Floor Area 1571 Sq.ft. (146.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

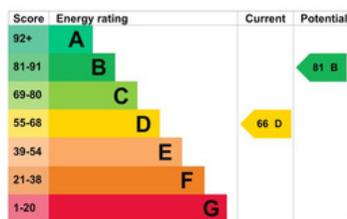


Ground Floor

Approx. Floor Area 977 Sq.Ft (90.8 Sq.M.)

First Floor

Approx. Floor Area 594 Sq.Ft (55.2 Sq.M.)



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Nestled at the heart of the highly desirable and sought-after locality of Smithills, there can be little doubt that this delightful semi-detached residence will be in strong demand, presented to a lovely standard throughout and having been skilfully and thoughtfully extended to the rear. This impressive property is perfectly suited to the needs of modern-day living, yet retains that much desired character and charm which is synonymous with its traditional origins. Amongst a host of salient points, perhaps the greatest triumph here has been the creation of a superb open plan kitchen/dining room to the rear, a feature which has proven consistently to be particularly high up the list of most acquirer's must-have requirements when searching for their new home.

The location is widely acknowledged as one of the finest residential districts in the area. Picturesque countryside and a number of local beauty spots are wonderfully close, yet one remains very conveniently located for all of the necessities of daily life. Plentiful shops and amenities can be found within a few minutes' drive, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar, whilst one is equally within easy reach of the bustling town centre of Bolton, with its own abundance of high street stores, drinking establishments and eateries. A further important point of note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including the highly acclaimed Bolton School, recognised as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the town centre or at Loslock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque Doffcocker Lodge Nature Reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

Internally, the accommodation envelopes one's heart from the first step across the threshold, extending to in excess of 1,570 square feet in total and being lovely and light throughout, accentuated by the neutrality of the décor and the plethora of feature windows: entering via the welcoming reception hallway with its handy off-lying two-piece cloakroom/WC, where one will be delight at the character immediately on display, from the feature staircase to the first floor to the beautiful Oak panelled doors. One proceeds through into the 13' formal lounge and immediately senses the effortlessly comfortable ambience, aided in no small part by the feature hole-in-the-wall style, pebble-effect, living flame gas fire, whilst the gorgeous bay window to the front elevation affords a great deal of natural light. A second 14' reception room affords superb flexibility of use, whether it be a playroom for the little ones or a workspace for the adults, however it does also lend itself perfectly for use as a snug-type sitting room. This cosy space can be closed off or incorporated, as required, into the true hub of this home, the fabulous 23' open plan kitchen/dining room, a sublime multi-generational space which is the epitome of modern day living and the ultimate entertaining environment, able to accommodate even the most populous of gatherings, with one's guests able to slip out onto the garden via the uPVC double glazed French doors for an after-dinner cocktail or two in those warm summer evenings.

The traditionally styled kitchen is extensively fitted with a broad range of Oak-effect wall and base units in grey with contrasting black granite work surfaces and incorporates a number of integrated appliances, including two high-level ovens, steam oven, microwave, halogen hob with overhead extractor canopy and wine cooler.

Up on the first floor, the good-sized landing enjoys a large feature window which again pleasingly affords lots of natural light, whilst the three bright bedrooms are all of a good size, two of which benefit from built-in wardrobes, including the 14' primary bedroom, which boasts another attractive bay window to the front elevation. The living spaces are completed by the well-appointed bathroom, an ideal space in which to polish and preen before a night on the town, being partially tiled and fitted with a four-piece suite in classic white, comprising of WC, vanity wash hand basin, panelled bath and separate shower cubicle.

Externally, the front garden is mainly laid to lawn, with mature trees and shrubs to the perimeter, whilst off-road parking facilities are provided on the driveway, which also gives access to the attached single garage. The rear garden is also mainly laid to lawn, providing space for the youngest members of the family to burn off their energy, whilst there are plenty of options when considering where to site a rattan sofa set or dining suite, with two paved patios on which to unwind with a relaxing glass of wine after a stressful day in the office.

Homes within this highly desirable location are rarely available for long and we would highly recommend an early inspection to avoid disappointment and to appreciate all that this lovely property has to offer.



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