



Owl Barn, Coal Pit Road, Smithills, Bolton, BL1 7PE Offers in the Region Of £675,000

FOR SALE WITH NO ONWARD CHAIN! STUNNING BARN CONVERSION! 6 DOUBLE SIZED BEDROOMS, 3 BATHROOM SUITES! RURAL LOCATION WITH VIEWS OF THE COUNTRYSIDE! An extremely well presented 6 bedroom stone mid terraced home, (part of a large barn conversion) located at Hampsons Farm, Coal Pit Lane in the Smithills area of Bolton. Briefly comprises of the following, an entrance hallway, a downstairs W.C, a very spacious lounge, a spacious 2nd Reception Room with a feature wood burner fire set within an inglenook fire place, a stunning modern kitchen with a centre island and an open plan dining area, a utility room and a large rear garden with a grass lawn. To the upper floor you will find 5 double sized bedrooms, (fitted wardrobes to 3 of the bedrooms), 3 bathroom suites and a sixth bedroom housed with a loft conversion. Comes with double glazed windows and doors throughout. Warmed by electric wall heaters. Leasehold property with 977 years left on the lease, no ground rent is payable. EPC is a Band E.



ACCOMMODATION

Entrance Hallway 11' 1" x 12' 1" (3.38m x 3.68m)

A large entrance hallway to the front of the property. Decorated in neutral colours with a grey wooden floor. Fitted with a grey composite entrance door and a double glazed window to the front aspect. Warmed by an electric wall heater.

Downstairs WC 8' 9" x 5' 1" (2.67m x 1.55m)

A useful downstairs water closet. Comes with a basin and a toilet in white. Fully tiled walls and flooring. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Lounge 24' 6" x 31' 4" (7.48m x 9.55m)

An extremely spacious, well presented lounge to the front of the property, with a feature media wall with an integrated modern electric fire. Plenty of space for modern furniture. Decorated in neutral colours with a grey wood floor. Fitted with double glazed windows to the front aspect. Warmed by electric wall heaters.

Reception Room 2 24' 2" x 16' 3" (7.37m x 4.95m)

A spacious 2nd Reception Room to the front of the property, with a feature wood burner fire set within an inglenook fireplace. Plenty of space for modern furniture. Decorated in neutral colours with a grey wooden floor. Fitted with double glazed windows to the front and rear aspect. Warmed by electric wall heaters.

Kitchen 15' 0" x 29' 6" (4.56m x 9.0m)

A stunning, modern fully fitted kitchen with a centre island and an open plan dining area to the far end. Comes with integrated appliances including a microwave, dishwasher, fridge freezer, a 5 burner gas hob and an oven. Decorated in neutral colours with a beige fully tiled floor. Fitted with double glazed windows and french doors to the rear aspect. Warmed by electric wall heaters.

Rear Garden 59' 9" x 54' 2" (18.2m x 16.5m)

A spacious rear garden with a patio area and a large grass lawn.

Master bedroom 24' 7" x 13' 9" (7.5m x 4.19m)

A very spacious Master bedroom with fully fitted wardrobes included and an en-suite bathroom. Decorated in neutral colours with a deep pile grey coloured carpet. Fitted with double glazed windows to the front and rear aspect. Warmed by electric wall heaters.

En-suite to the Master bedroom 9' 5" x 11' 10" (2.88m x 3.6m)

A very spacious modern en-suite bathroom with a 4 piece suite in white, including a large jacuzzi style bath tub, basin, toilet and a shower cabinet. Fully tiled walls and floor. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Bedroom 2 14' 6" x 10' 1" (4.42m x 3.07m)

A double sized bedroom with fully fitted wardrobes to the right hand wall. Decorated in neutral colours with a deep pile grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by an electric wall heater.

Bedroom 3 14' 2" x 13' 3" (4.33m x 4.03m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a deep pile grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by an electric wall heater.

Bedroom 4 21' 1" x 10' 11" (6.42m x 3.32m)

A spacious double sized bedroom to the front of the property, with fully fitted wardrobes and an en-suite bathroom. Decorated in neutral colours with a deep pile carpet in grey. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.



En-suite to Bedroom 4 9' 4" x 7' 0" (2.84m x 2.13m)

An en-suite bathroom to bedroom 4. Comes with a 3 piece suite white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fully tiled walls and flooring. Fitted with a double glazed window to the front aspect. Warmed by an electric chrome towel holder.

Bedroom 5 24' 7" x 10' 5" (7.50m x 3.18m)

A very spacious, fifth double sized bedroom to the front of the property. Decorated in neutral colours with a deep pile grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Family bathroom (Upper Floor) 10' 11" x 8' 2" (3.33m x 2.48m)

A family bathroom to the upper floor. Comes with a basin, toilet and a walk in shower with a glass shower screen. Fully tiled walls and flooring. Fitted with a double glazed window to the rear aspect. Warmed by an electric chrome towel holder.

Bedroom 6 (Converted Loft Room) 11' 4" x 28' 1" (3.45m x 8.55m)

A sixth double sized bedroom within a converted loft room with a fixed stairwell. Decorated in neutral colours with a light grey carpet. A double glazed velux style window is fitted to the roof space. Warmed by an electric wall heater.



Energy rating and score

This property's energy rating is E. It has the potential to be E.

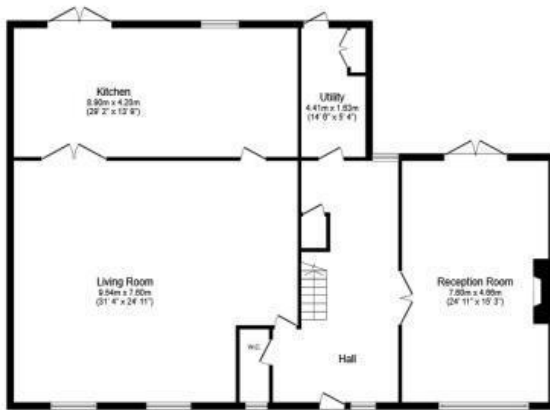
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	53 E
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

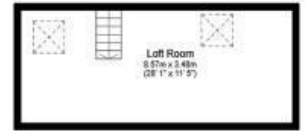
For properties in England and Wales:



Ground Floor



First Floor



Second Floor

Total floor area 371.5 m² (3,999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com