



58

BARROW BRIDGE RD

SMITHILLS



Nestled in the heart of Barrow Bridge Village discover Number 58 Barrow Bridge Road, its stone exterior boasting a timeless charm that harmonises seamlessly with its surroundings.

A welcoming façade, speaks to a blend of tradition and contemporary style, setting the tone for the character within.



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N12



Upon entering, through an original white timber door you find yourself in the lounge/diner, where the ambiance is set by the natural beauty of timber flooring. The lounge area is thoughtfully designed for relaxation, providing a cosy retreat with its inviting atmosphere. The dining space seamlessly blends into the lounge, creating an open and sociable environment for gatherings and meals.







Next door, the kitchen boasts new dark blue cabinetry that adds a touch of sophistication, finished with antique brass handles. The marble-effect worktops provide a luxurious feel, complementing the modern aesthetic. Equipped with a built-in oven and gas hob, the kitchen is a haven for culinary enthusiasts. The freestanding fridge/freezer adds convenience, ensuring ample storage for fresh produce.

A distinctive part-glazed stable door at the rear of the kitchen not only adds character but also allows for a seamless transition between indoor and outdoor spaces with a strategically placed ceramic sink next to it too.





Ascend the staircase from the kitchen to the first floor, where the main bedroom awaits. This retreat is adorned with the timeless appeal of timber flooring and features a vaulted ceiling that adds a sense of spaciousness. Two windows in the main bedroom frame a captivating view of the stream to the front, allowing natural light to cascade in.





Next door, currently arranged as an office, a second bedroom looks out over the rear aspect, with fitted wardrobes, in a white glossy finish and flooring to complement the main bedroom.



Completing the interior, a contemporary bathroom comes with pedestal wash basin, WC and P-shaped bath with glazed screen. Modern blue painted panelling complements the white 'Metro' wall tiles for a fresh clean finish with heated towel rail on hand too.



Out and about:

Ideally situated, this sought-after location offers a perfect blend of tranquillity and charm, bordering the picturesque countryside while remaining just minutes away from key arterial roads, ensuring excellent commuting options. Local amenities are conveniently within a short drive, providing both convenience and a peaceful retreat.

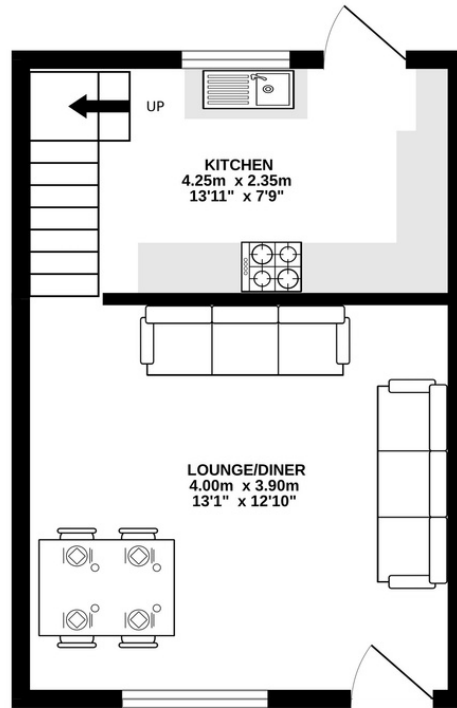
Barrow Bridge Road enjoys proximity to Moss Bank Park, and Smithills Open Farm is a mere stroll away, adding to the allure of the area. The road also provides easy access to various country pubs, including the Blundell Arms, the Wilton Arms, San Marinos, and Bob's Smithy Inn. Each of these establishments offers a unique perspective of the Boltonian countryside, enhancing the overall appeal of the locale.

For shopping and daily needs, numerous amenities are within easy reach. Local supermarkets in Astley Bridge, Heaton, Horwich and the nearby town centre are just a five-minute drive away, ensuring that essentials are conveniently accessible. Additionally, for those inclined to support local businesses, several charming farm shops are within walking distance.

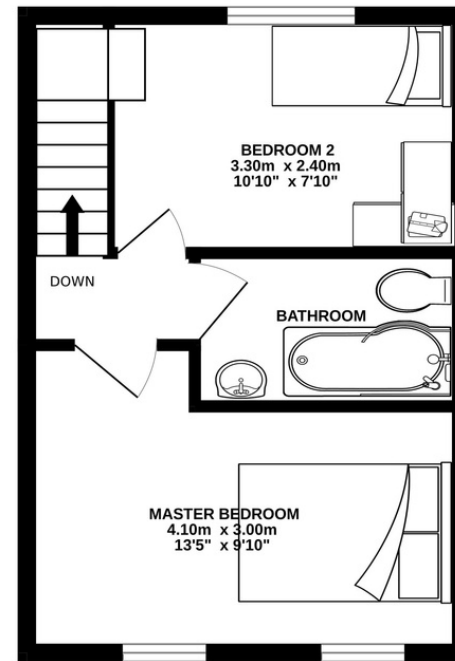
No matter how far you wander, the iconic silhouette of Barrow Bridge chimney serves as a guiding beacon, leading you back to the welcoming embrace and comfort of Barrow Bridge Road.



GROUND FLOOR
26.6 sq.m. (287 sq.ft.) approx.



1ST FLOOR
26.4 sq.m. (284 sq.ft.) approx.



Features:

- End Stone Cottage
- Sought After Area
- Overlooking Stream To Front
- Two Bedrooms
- Period Features
- Immaculately Presented Throughout
- Close To Local Amenities
- Modern Kitchen/ Bathroom
- Popular Village Location
- Tenure: Freehold
- EPC Rated: D
- Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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