

37

FOREST
ROAD



Are you in search of a charming three-bedroom home in the idyllic Smithills area?

Look no further than Number 37 Forest Road. This beautiful property is perfectly situated between Moss Lane and Moss Bank Way, offering picturesque views of the lodge to the rear. As you arrive, you'll find convenient parking on the driveway leading up to the garage.



Step inside and you'll be greeted by a welcoming hallway adorned with laminate flooring and neutral-toned walls, setting a warm and inviting tone for the home.

To your right, you'll enter the spacious lounge and dining area, which spans the entire depth of the house. This room is bathed in natural light, thanks to a large bay window at the front and bay sliding patio doors at the rear. These doors open into the conservatory, which provides a serene view of the pond and lush greenery beyond, creating a perfect space for relaxation and entertaining.









Next to the lounge/ diner, the galley-style kitchen features timber-effect laminate wall and base units paired with a sleek grey laminate worktop. A stainless steel sink and drainer are perfectly set within the bay window, offering a pleasant view of the side garden. The kitchen is equipped with plumbing for a washing machine and has dedicated space for a freestanding oven and fridge/freezer. A glazed door opens into the conservatory.



Back in the hallway, take the staircase to the first floor where three bedrooms await. At the front of the house, bathed in light from a large bay window, is the first bedroom—a spacious double room that easily accommodates a full set of furniture alongside a double or king-sized bed.



Overlooking the rear with fabulous open views of the pond, the second bedroom is another comfortable double.



The third bedroom, also at the front of the house, is perfect as a nursery or a home office. It includes built-in cupboards for convenient storage.



At the rear, the bathroom features a three-piece suite, including a WC, a vanity sink, and a panelled bath with a glazed shower screen and shower fixture above. The walls are fully tiled for a clean and stylish finish.

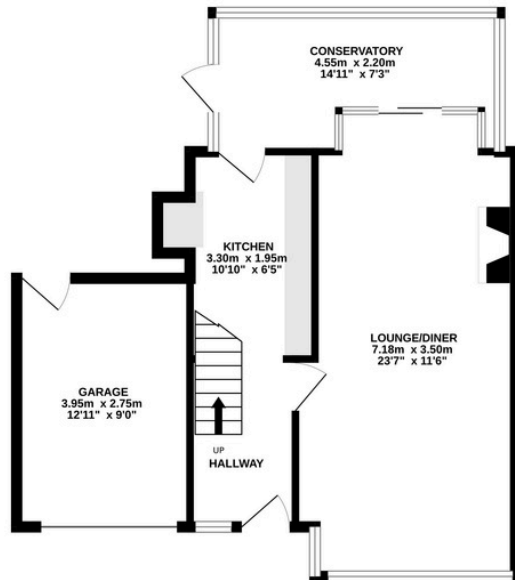


Step outside to discover the rear garden, a serene retreat that offers a tranquil backdrop with the lawn stretching out gently towards the pond. This peaceful setting is perfect for relaxation and enjoying the natural beauty of the surrounding landscape. The garden provides a harmonious blend of open space and picturesque views, making it an ideal spot for outdoor leisure and contemplation.

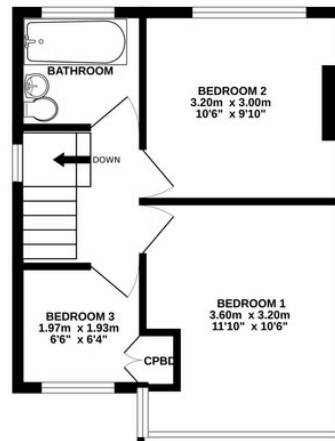




GROUND FLOOR



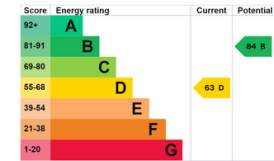
1ST FLOOR



FINER DETAILS:

- SEMI- DETACHED PROPERTY
- BACKING ONTO LODGE TO REAR
- THREE BEDROOMS
- ONE RECEPTION ROOM
- PLUS CONSERVATORY
- GARAGE & DRIVEWAY PARKING
- FRONT & REAR GARDENS
- NO CHAIN
- TENURE: LEASEHOLD
- GROUND RENT: £4.50 PER YEAR
- 900 YEARS LEFT ON LEASE
- EPC RATED: D
- COUNCIL TAX BAND: C

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUT & ABOUT:

Perfectly positioned for families, Forest Road is just a short walk from Moss Bank Park and Smithills Open Farm. This ideal home also offers easy access to several charming country pubs, including the Blundell Arms, the Wilton Arms, San Marino's, and Bob's Smithy Inn, each with its own unique view of the Boltonian countryside.

Convenient amenities and shops are within with several local supermarkets just a five-minute drive away in the nearby town centre. For those who prefer to shop locally, there are a number of smaller farm shops and a local post office within walking distance.

Educational options abound, with Smithills Secondary School, St Peter's C of E Primary School, and Church Road Primary School all within a ten-minute walk. Additionally, bus routes at the end of the road provide access to other secondary schools, such as Canon Slade and Rivington and Blackrod.

No matter where you wander, the iconic outline of Barrow Bridge chimney will always guide you back to the comfort and welcome of 37 Forest Road.

37

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