

21

KENWOOD  
ROAD



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

Look no further than Number 21 Kenwood Road. This property is perfectly situated in a quiet cul-de-sac location just off Moss Lane offering picturesque views of the lodge to the rear. As you arrive, you'll find convenient parking on the driveway.



Step into the convenient entrance porch leading to the hallway. Inside, you'll be greeted by a welcoming space adorned with timber laminate flooring and neutral-toned walls, creating a warm and inviting atmosphere for the home.





To your right, you'll enter the lounge, which is bathed in natural light from a large bay window overlooking the front garden. This room features neutral walls and grey carpeting.



Spanning the width of the home is a spacious extended kitchen/diner featuring cream 'shaker' style units arranged in an L-shape on one side. This layout includes a stainless steel sink and drainer by the window, space for a freestanding range-style oven with a stainless steel extractor hood above, a freestanding fridge freezer, and plumbing for a washing machine and tumble dryer. . The room is illuminated by recessed spotlights and has laminate flooring throughout. There is plenty of room for a large dining table and a seating area if desired. French doors open onto the rear garden, offering amazing views of the pond.





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 window, is the first bedroom. This spacious double room comfortably accommodates a full set of furniture along with 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, located at the front of the house, is perfect as a nursery or a home office. Serving the bedrooms, the bathroom features a three-piece suite including a WC, a pedestal sink, and a panelled bath with a glazed shower screen and shower above. The walls are fully tiled, providing a clean and stylish finish.

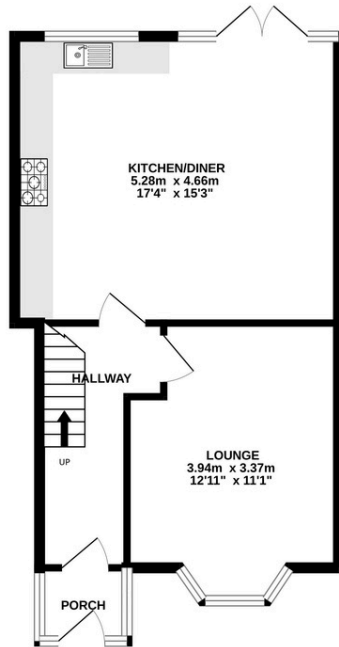




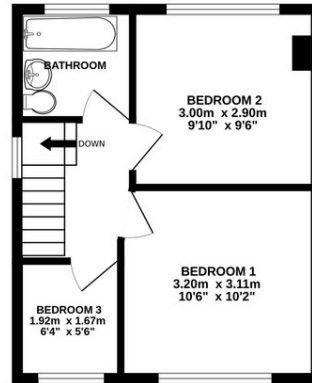
Step outside to discover the rear garden, featuring a tranquil setting where the lawn extends down to the pond. This private space, gated on the sides and front, offers an unobstructed view of Barrow Bridge chimney in the distance. Additionally, there is a timber storage shed for your convenience.



GROUND FLOOR  
47.0 sq.m. (505 sq.ft.) approx.



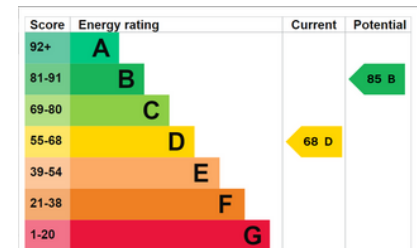
1ST FLOOR  
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA: 76.4 sq.m. (822 sq.ft.) approx.  
While 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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## FINER DETAILS:

- SEMI- DETACHED FAMILY HOME
- BACKING ONTO LODGE TO REAR
- THREE BEDROOMS
- ONE RECEPTION ROOM
- EXTENDED OPEN PLAN KITCHEN-LIVING-DINER
- 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



## OUT & ABOUT:

Ideal for families, Kenwood Road is conveniently located just a short walk from Moss Bank Park and Smithills Open Farm. This prime location 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 providing its own unique view of the picturesque Boltonian countryside.

For everyday conveniences, several local supermarkets are just a five-minute drive away in the nearby town centre. For those who enjoy shopping locally, there are numerous smaller farm shops and a local post office within walking distance.

When it comes to education, Smithills Secondary School, St Peter's C of E Primary School, and Church Road Primary School are all within a ten-minute walk. Additionally, bus routes at the end of the road provide access to other secondary schools like Canon Slade and Rivington and Blackrod.

No matter how far you roam, the iconic outline of Barrow Bridge chimney will always guide you back to the comfort and welcome of 21 Kenwood Road.

21

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ROAD

SMITHILLS  
BOLTON  
BL1 6NA

**NEWTON**&C<sup>o</sup>

T: 01204 329975

E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)

[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)

