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SMITHILLS DRIVE

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Are you in search of an extended 3-bedroom family home in the charming area of Smithills?

Light, bright and brimming with period features, Number 24 Smithills Drive is a delightful family home set in a most enviable location.

Park on the paved driveway, which has ample space for two cars, in front of the integral garage. You'll also benefit from the convenience of a Pod Point electric car charger.



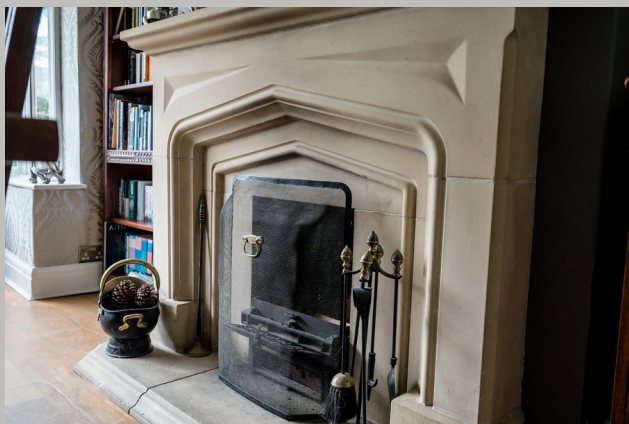
Welcome Home

Enter through the convenient porch and step into the warm and inviting hallway.

Underfoot, a grey wood effect laminate floor creates a striking contrast with the stylish pebble and white wall finishes. A practical downstairs WC is neatly tucked away beneath the stairs.

To the left, step into the modern dining room, where a large window floods the room with natural light, creating an airy and spacious atmosphere. The light oak solid wood flooring adds a touch of warmth, while the open fireplace serves as a captivating focal point.

Modern pendant lighting enhances the brightness of the space, while white-painted picture rails and silvery damask wallpaper on the walls add a touch of elegance.







Next to the dining room, the main lounge provides a wonderful space for entertaining. Gather around the cosy, modern gas fireplace with family and friends, and on a summer day, open the UPVC French doors to seamlessly blend indoor and outdoor living.

The fireplace surround, painted in a warm red hue, beautifully complements the heritage tartan wallpaper flanking the chimney breast, creating a cohesive and stylish look. The cream carpet underfoot adds a soft, comfortable finish to this inviting room.



Next, explore the extended kitchen, which features Beech 'Shaker-style' cabinets that offer ample storage space for all your pots and pans. The cabinets are topped with a contrasting dark worktop that includes a breakfast bar on one side, with seating for two. Below the breakfast bar is a wine rack, and there is space for a glass wine cooler in the units on the opposite side. The kitchen is equipped with a double oven and a 4-ring ceramic hob, while a one-and-a-half sink with a drainer is conveniently positioned by the bay window, offering a pleasant view of the rear garden. There is also room for a freestanding fridge/freezer, along with plumbing for a dishwasher.

The space is brightened by roof lights, recessed spotlights, and a pendant fitting. The décor features white walls with a slate-effect accent wall, complemented by grey karndean tile-effect flooring. UPVC French doors open out to the garden.

Off the kitchen, there is a handy utility room with plumbing for a washing machine and tumble dryer, as well as access to the garage. Additionally, there is a study, perfect for those who work from home.







Returning to the hallway, ascend the carpeted staircase to the first floor, where you will find three bedrooms.

At the front of the house is the spacious main bedroom with an ensuite. Whitewashed walls are paired with a vibrant palm-patterned feature wall behind the bed, creating a serene atmosphere in this double bedroom. A large bay window allows natural light to fill the room.

The room is equipped with fitted cashmere gloss wardrobes, a matching dressing table, and drawers, offering ample storage space. One of the wardrobe doors features a built-in mirror, and there is a wall-mounted TV point above the dressing table.





Step into the ensuite, which includes a WC, a pedestal wash basin, and a single shower enclosure with a glazed surround. The space is adorned with a mix of white tiles and marble-effect panels.



Overlooking the rear garden are bedrooms two and three, both tastefully decorated in neutral tones to create a relaxing and versatile space. Bedroom two features sleek white fitted wardrobes and drawers along one wall, providing plenty of storage for clothing and personal items while maintaining a clean and uncluttered aesthetic.

Bedroom three, on the other hand, is fitted with elegant black wardrobes and drawers, offering a striking contrast.

These rooms are perfect for children, guests, or as multifunctional spaces such as a home office or hobby room.

The bedrooms are served by a three-piece bathroom featuring a WC, a wash hand basin, and a corner bath with a showerhead attachment. The walls are adorned with white tiles, accented by a decorative grey and turquoise border that complements the floor tiles.





STEP OUTSIDE





At the back of the property, you will find a spacious rear garden, ideal for families, children, and pets to enjoy. This generous outdoor area is fully enclosed with timber fence panels, providing both privacy and security, making it a safe haven for all.

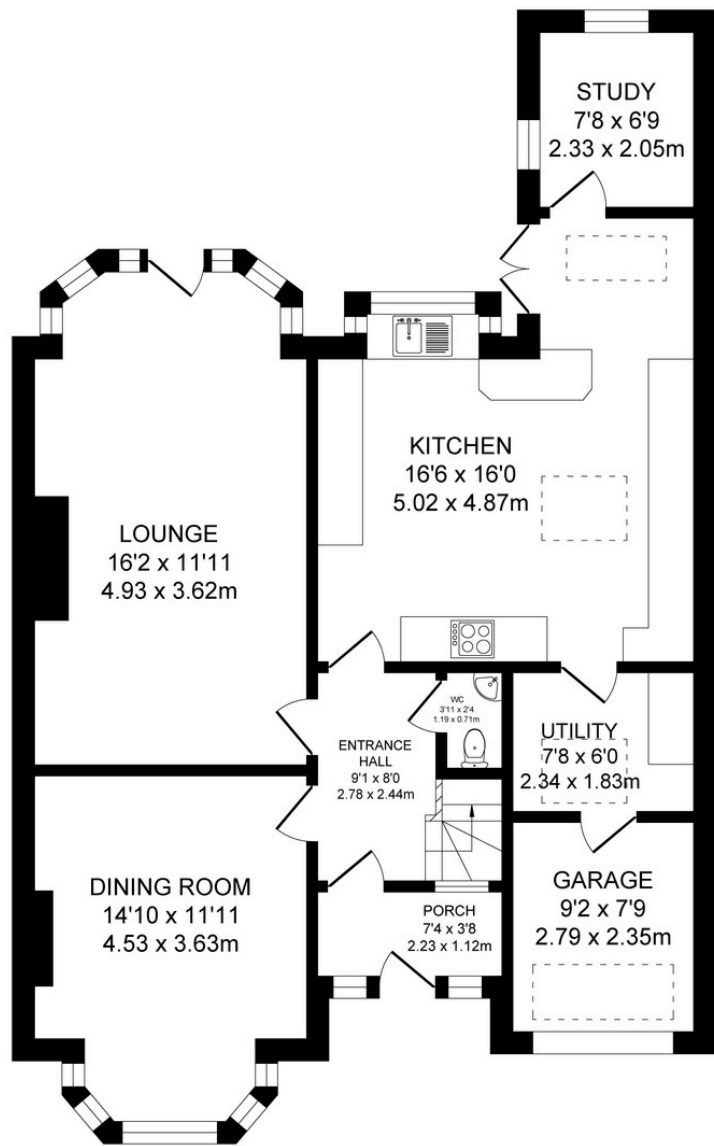
Adjacent to the house is a paved patio area, perfect for hosting barbecues, outdoor dining, or relaxing with friends and family. The patio offers ample space for garden furniture and loungers, making it a great spot for entertaining or simply soaking up the sun.



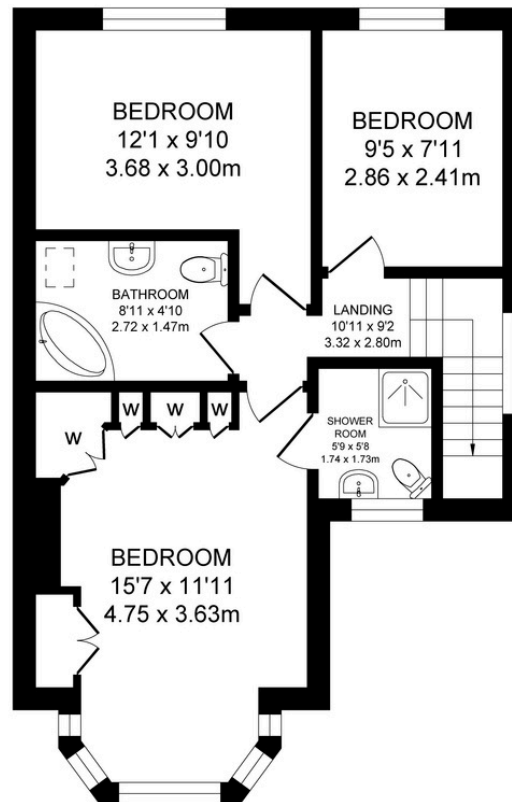
Stone steps gracefully descend from the patio to an artificial lawn, bordered by built-in stone wall sections that elegantly divide the garden. These sections are accented with flourishing plant beds, adding colour and vibrancy to the space throughout the seasons. A charming timber arbour, complete with built-in bench seating, is nestled among the greenery, providing a peaceful retreat where you can relax, read a book, or enjoy the serene surroundings. This beautifully landscaped garden offers a mix of functional areas and tranquil nooks, creating the perfect outdoor sanctuary.







GROUND FLOOR
APPROX. FLOOR
AREA 92.6 SQ.M
(997 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 50.9 SQ.M
(548 SQ.FT.)

TOTAL APPROX. FLOOR AREA 143.5 SQ.M. (1545 SQ.FT.)



FEATURES

- Semi- Detached Family Home
- Three Bedrooms
- Main Bedroom With Ensuite
- Two Reception Rooms
- Plus Study & Utility
- Extended Breakfast Kitchen
- Downstairs WC
- Enclosed Rear Garden
- Garage & Driveway
- Tenure: Leasehold
- Length Left On Lease: 999 years (less 10 days) from 2 December 1786
- Ground Rent Cost: £5 per year
- EPC Rating: D
- Council Tax Band: D

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

OUT & ABOUT



Situated in Smithills, this home enjoys a prime position on Smithills Drive, right on the edge of scenic countryside.

Outdoor enthusiasts will be delighted by the abundance of nearby adventures. Moss Bank Park is just a short walk away, offering a perfect spot for leisurely strolls and family fun. For a longer adventure, try the circular route along the West Pennine Way from Barrow Bridge through the tranquil Smithills Woods. Doffcocker Lodge is another nearby gem, perfect for a family outing to feed the ducks and enjoy nature.

For those who enjoy sports, Heaton Cricket Club is right on the doorstep, providing a fantastic local venue for cricket matches, social events, and community gatherings.

For everyday conveniences, all essential shops and amenities are within easy walking distance, including bakeries, cafes, banks, supermarkets, and post offices. Morrisons supermarket is just a ten-minute walk away.

When it comes to dining out, Café Italia is just a short stroll from home, offering delicious meals in a cosy setting. For a more lively atmosphere, head to the popular 'Fannys' Victoria Inn in Heaton, just a five-minute drive away. Alternatively, take a taxi for a date night at one of the local pubs; The Finishers and the Bob Smithy Inn is only a ten-minute drive.

This location is perfect for families, falling within the catchment area of several nearby primary and secondary schools, all within walking distance.

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