



Smithy Croft

Bolton, BL7 9JB

Offers over £285,000



Positioned in a highly convenient location in Bromley Cross and finished to contemporary standards both inside and out, this semi-detached property sits on a great end plot and is an ideal family home you can simply move into and enjoy. The fresh modern render and the stylish grey windows and cladding give it a notable kerb appeal, and a brief summary of the internal accommodation includes a front lounge, kitchen-diner, attached garage with internal access and utility function, three bedrooms and a family bathroom. Externally to the front is a well-kept low maintenance lawn and drive, plus a substantial private garden to the rear.



Living Space

The front porch welcomes you inside while adding practicality and leads into the front lounge, where a multifuel burner sits within a stylish fireplace with inset lighting on the chimney breast. The current owners have installed new flooring and radiators in recent years, which continue into the kitchen-diner at the rear.

Like the lounge the kitchen is presented in great condition to modern standards, with shaker style Hague blue cabinetry and contrasting gold handles, which complement the white metro tiled splashbacks and wood style worktop. Integrated appliances here include a Siemens gas-on-glass four-plate hob with extractor, oven, and undercounter fridge. A door from the kitchen gives access to a utility area within the garage, including plumbing for the washer/dryer, and plenty of extra storage space. Back into the kitchen and on the other side of the room is ample space for a dining table, situated next to French doors leading into the garden.

Bedrooms & Bathrooms

Upstairs the property is well suited for a young couple or growing family, with the master bedroom featuring modern décor and fitted wardrobes, and the two other bedrooms offering ample space for the kids, or alternatively the third providing space for a home office. The family bathroom features modern tiling to the walls and floor, in addition to the contemporary three-piece suite with shower-bath, and an integrated unit comprising WC with vanity basin and integral storage.

Outside Space & Extension Potential

Owing to its end plot the outside space is substantially bigger than most in the area, with a tiered garden to the rear and an elevated patio area ideal for warm summer days. And to the left of the house is a lawn providing ample safe space for the kids to play, or perhaps potential for further landscaping if desired.

The garage with internal access gives fundamental storage space for the needs of family life, and provides further scope to extend above (subject to regulations) to create a fourth bedroom for those with the appetite for more space.

Bromley Cross Convenience

Smithy Croft is a well-established and popular residential setting, and it's no surprise it's sought after by so many... Everything you need is on your doorstep within the lovely village community of Bromley Cross, with Egerton nearby too. From the selection of cafes, pubs, restaurants and shops to a range of good schools and other amenities. With Bromley Cross Train Station being just a few minutes in the car or a 5-to-10-minute walk, and the A666 offering direct access to the motorway network, this property is well connected too. The property is also close to scenic countryside, with easy access to Jumbles Country Park or the West Pennine trails for outdoor pursuits.

Specifics

The tax band is C.

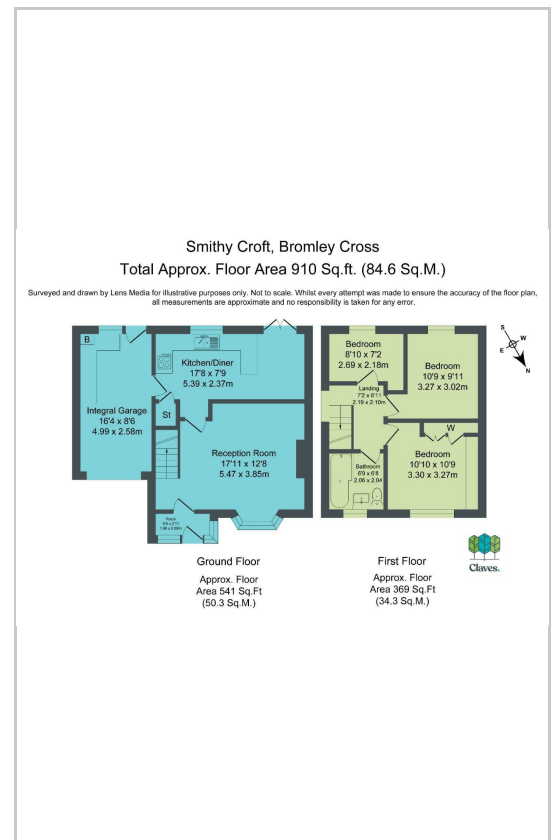
The tenure is Freehold.

There is gas central heating with a Main combi boiler located in the garage, which we are advised was installed in 2023.

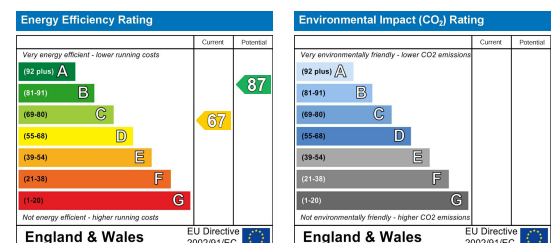
Area Map



Floor Plans



Energy Efficiency Graph



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Claves.

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