



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Four/Five Bed Detached Residence
- Stunning Riverside Setting
- Circa 2,180 Square Feet in Total
- Beautiful Standard of Presentation
- 26' Kitchen/Diner/Family Room
- Three Bath/Shower Rooms
- Gardens & Double Garage

WHITSTERS  
HOLLOW,  
SMITHILLS

O/O £575,000



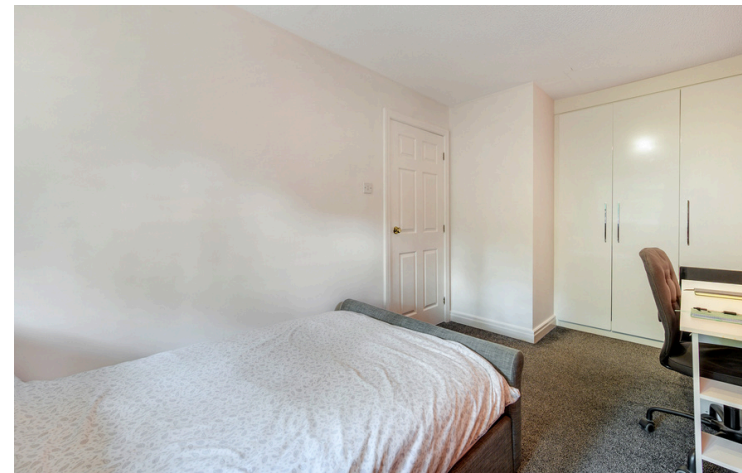
Whitsters Hollow, Smithills



Whitsters Hollow, Smithills



Whitsters Hollow, Smithills



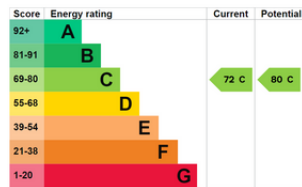
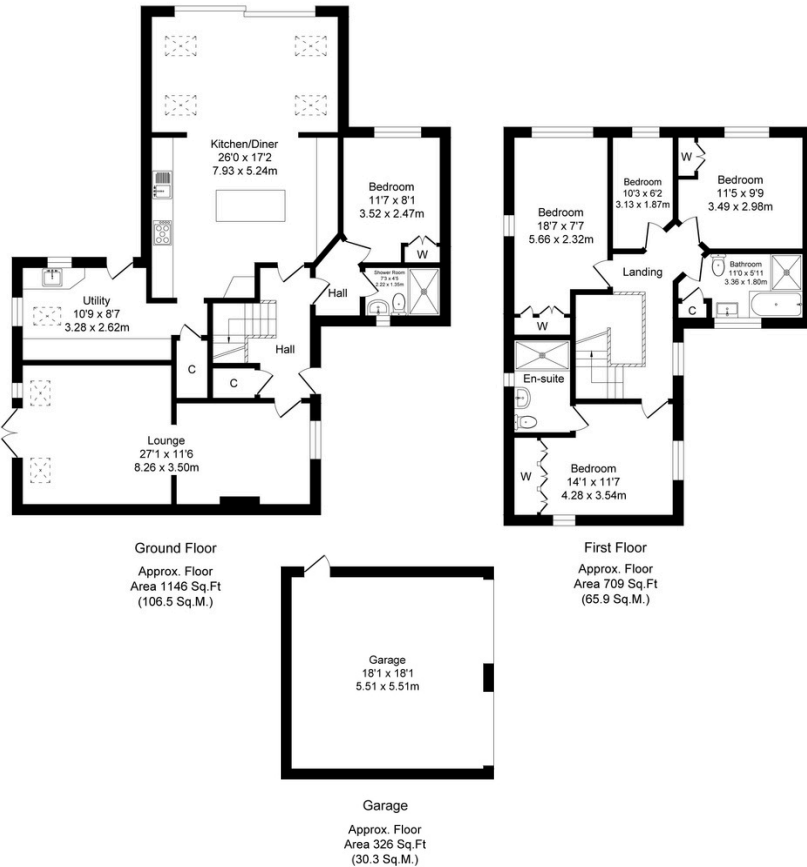
Whitsters Hollow, Smithills



Whitsters Hollow, Smithills

# Total Approx. Floor Area 2181 Sq.ft. (202.7 Sq.M.)

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For many, the dream of living with the peace and serenity which accompanies water-side living is the ultimate aspiration and, for those individuals, this handsome four/five bed modern detached residence will undoubtedly appeal. Idyllically sited beside Dean Brook and amidst a backdrop of mature woodland, one would be forgiven for believing that this oasis of calm is a world away from the hustle and bustle of daily life, yet this tranquil sanctuary is in fact nestled amidst a quiet residential cul-de-sac, just off Smithills Croft Road, at the heart of the highly desirable district of Smithills, meaning one is in reality extremely conveniently located for all the necessities of daily life.

Equidistant from the plentiful shops and amenities provided at Astley Bridge, Heaton or Halliwell, the property is also only a short drive out of the bustling town centre of Bolton, with its abundance of high street stores, bars and eateries, as well as excellent transport connections. A further point of note is the highly regarded schools at all levels available locally, in particular Smithills School, which is virtually on the doorstep, which is always an important consideration with any family home of this type. After a tough day in the office, one can take full advantage of the proximity to a number of local beauty spots which are within walking distance, including the picturesque conservation area of Barrow Bridge, Smithills Country Park, with over 2,000 acres of moorland, woodland and farmland, or the delightful, family-friendly Moss Bank Park, perhaps enjoying a stroll with the dogs around its own circa 84 acres to relax away the stresses of the day.

The property itself is in beautiful order throughout and has been considerably extended to the ground floor on two of its elevations, creating a substantial home with accommodation arranged over two inviting levels and affording in excess of 2,180 square feet of living space in its entirety, to include one/two reception rooms, four/five bedrooms, three bath/shower rooms and the all-important open plan kitchen/diner family room, which is so often sought-after in modern day living. One enters via the welcoming entrance hallway, its spindled staircase drawing the eye up to the feature galleried landing, before proceeding through into the bright, 27' dual-aspect reception room, where one will encounter their first glimpse of the marvellous extension with its fabulous, vaulted ceiling. This sizeable open plan space is currently utilised as a comfortable lounge area, complete with a feature fireplace with inset log-effect, living flame gas fire, and a sitting room, complete with built-in Langley entertainment unit and uPVC double glazed French doors onto the side garden. Further flexibility could be created by partitioning these two spaces with the use of doors into two more individual reception rooms, if so desired. It is the gorgeous 26' open plan kitchen/diner/family room where this home truly excels, however, again created through an extension and the epitome of modern day family living, creating that much desired hub of the home where all generations can gather together or indeed the perfect entertaining space, with guests able to spill out onto the stone paved patio via the huge patio doors to enjoy an after-dinner glass of something sparkling by the river. The kitchen is fitted with a comprehensive range of high-gloss wall and base units in grey with contrasting black granite work surfaces, including a central island incorporating a handy breakfast bar, and featuring a number of integrated appliances, including high-level double electric oven, gas hob with extractor hood, microwave and dishwasher. A handy shelved pantry provides additional storage and space for a large cabinet freezer, whilst the great-sized separate utility room will prove very useful for keeping the family laundry out of view of unexpected visitors.

Accessed from the entrance hallway, an inner hallway will reveal a ground floor double bedroom with built-in wardrobes and a three-piece shower room, creating an annex-type feel which will be ideal for when guests come to stay or if one is looking to accommodate an elderly or disabled relative. Of course, this space could similarly be utilised as a further reception room, if required, such as a study for those who require a quiet space in which to work from home or perhaps a playroom for the little ones.

If one ventures up to the first floor, the galleried landing provides access to four further bedrooms – three doubles with built-in wardrobes and a single, which would make another lovely option for a workspace. The 14' principal bedroom, boasts a smart three-piece wet-room style, en-suite shower room, with the remainder of the family suitably spoiled by the sumptuously appointed main bathroom, which is fully tiled and fitted with a quality four piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin, tiled panelled bath and walk-in shower cubicle with rain shower.

Externally, the generous plot affords gardens to three sides, with the front and side being mainly laid to lawn. It is the enchanting rear, however, which cannot fail to captivate one's heart, being a low maintenance blend of artificial grass and quality stone paving – an ideal spot for those summer barbecues. A shingled lower level with glazed balustrade provides a perfect vantage point to appreciate the natural environment, a romantic setting for al-fresco dining or simply a quiet space for reflection whilst the weir adds the perfect soundtrack to one's meditation. Off-road parking facilities for a number of vehicles are provided on the double-width driveway, which also gives access to the detached double garage.

Homes in this enviable spot rarely stay on the market long and so we would highly recommend an early internal inspection to avoid disappointment.



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