



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Three Bed Link -Detached Property
- Stunning Riverside Setting
- Sizeable Open Plan Lounge/Diner
- Fitted Kitchen with Built-In Appliances
- En-Suite Shower Room
- Private Garden with Woodland Aspect
- Driveway Parking Facilities

WHITSTERS
HOLLOW,
SMITHILLS

£320,000



Whitsters Hollow, Smithills



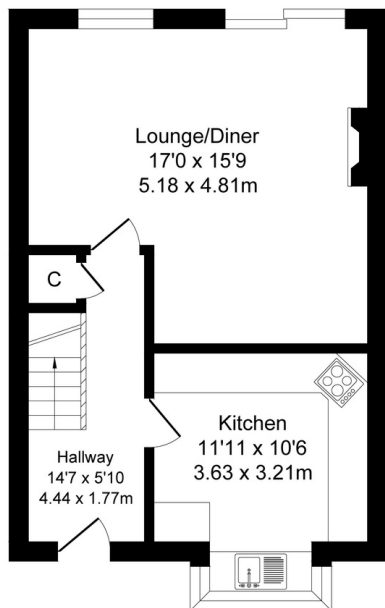
Whitsters Hollow, Smithills



Whitsters Hollow, Smithills

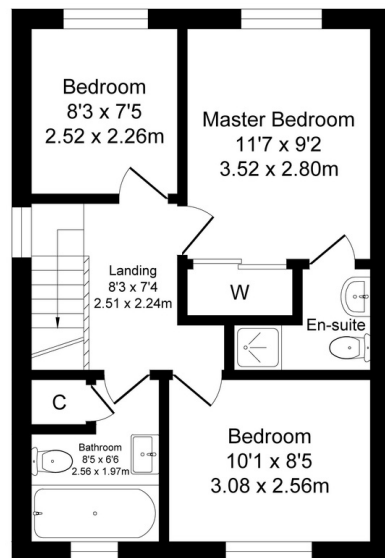
Total Approx. Floor Area 885 Sq.ft. (82.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



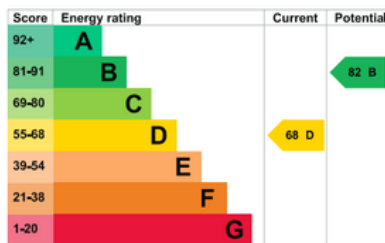
Ground Floor

Approx. Floor Area 449 Sq.Ft (41.7 Sq.M.)



First Floor

Approx. Floor Area 436 Sq.Ft (40.5 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 delightful three bed link-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.

So often modern properties are criticised for their lack of character, but this rather handsome example puts up a very convincing argument to the contrary, oozing curb appeal through its thoughtful design, managing to instil character and charm, blended with modern appointments such as the recently upgraded double glazed windows and doors. The accommodation itself is well presented, affording circa 885 square feet of living space arranged over two inviting levels and benefitting from a bright and neutral colour scheme. One enters via the welcoming entrance hallway with its spindled staircase to the first floor, before proceeding through into the well-proportioned 17' open plan lounge/diner, which is cleverly situated to the rear of the property to take full advantage of the beautiful rear aspect. The feature fireplace with its inset coal-effect, living flame gas fire provides an attractive focal point, particularly useful when one is enjoying a cosy night in with a film and a takeaway, however this wonderfully sociable space is equally as suited to those evenings when one is entertaining, with guests able to spill out onto the rear garden via the patio doors to enjoy an after-dinner glass of something sparkling by the river. The kitchen, with its feature bay window, offers plenty of storage, being fitted with a comprehensive range of wall and base units in cream with contrasting laminated wooden work surfaces, inset lighting and a number of integrated appliances, including high-level double electric oven, gas hob with extractor hood, microwave fridge/freezer and dishwasher.

Up on the first floor, the landing provides access to the three bedrooms – two doubles and a single, with the principal bedroom benefitting from a built-in wardrobe and a three-piece en-suite shower room. The accommodation is completed by the main bathroom with its feature porthole window, which is partially tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower and shower handset attachment.

Externally, the enchanting rear cannot fail to captivate one's heart, being low maintenance and predominantly laid with stone paving, bordered by trees and shrubs, providing an ideal spot for those summer barbecues, a romantic setting for al-fresco dining or simply the perfect vantage point to appreciate the natural environment. The property is similarly garden-fronted, with off-road parking facilities provided on the driveway.

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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