



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Traditional Semi-Detached Property
- Highly Desirable Location
- Two Separate Reception Rooms
- Three Bedrooms
- Driveway Parking Facilities
- Superb Corner Plot Position
- Affording Huge Potential to Extend

REDCAR ROAD,
SMITHILLS

£265,000



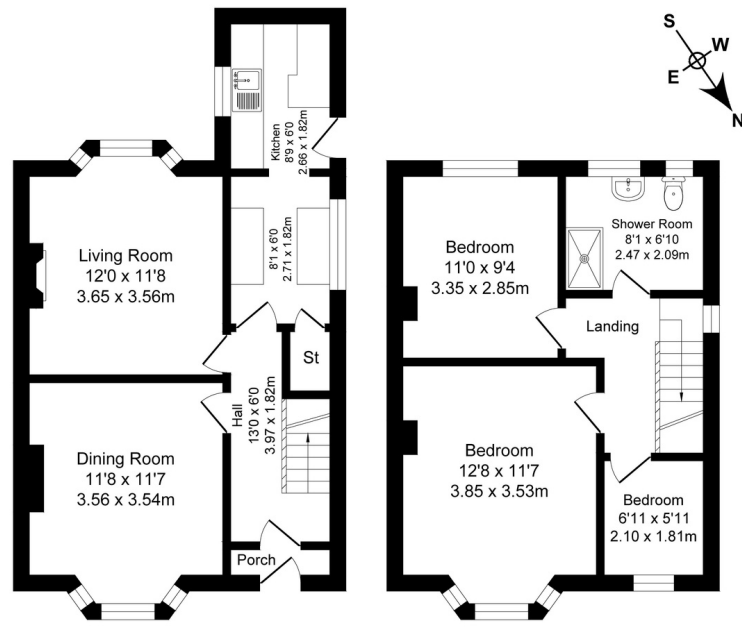
Redcar Road, Smithills



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Total Approx. Floor Area 947 Sq.ft. (87.9 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 501 Sq.Ft (46.5 Sq.M.)

First Floor

Approx. Floor Area 446 Sq.Ft (41.4 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Occupying a prime position within this extremely desirable residential location, the fabulous corner plot enjoyed by this traditional three bed semi-detached property will no doubt result in strong levels of interest. As has been the case with a high percentage of its neighbours, this delightful home offers an abundance of potential for extension of its accommodation, subject to the necessary consents and approvals, affording a rare and exciting opportunity for a new owner to create a tailored home to their individual taste and specification.

The wider location is a real delight, situated just off Smithills Dean Road within one of the area's most highly sought-after suburbs. Picturesque countryside and a number of local beauty spots are within close proximity, yet one remains very conveniently located for all of the necessities of daily life. Plentiful shops and amenities can be found within a few minutes' drive within the surrounding districts of Astley Bridge, Heaton or Halliwell, and 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 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.

Having been a much-loved and cared for family home, the property has been under the same ownership for decades. It's clean and tidy accommodation could now perhaps benefit from some cosmetic updating in certain areas, however we are certain that a new owner will relish the opportunity to infuse their own style. Currently affording in excess of 945 square feet, the accommodation enjoys a noticeable abundance of natural light throughout, as well as a warm and inviting ambience: entering via the entrance porch and proceeding through into the welcoming entrance hallway with its panelled staircase to the first floor, before discovering the two separate reception rooms, an 11' front-facing dining room and a 12' rear-facing lounge. Both reception rooms enjoy feature bay windows to their respective elevations, flooding their spaces with natural light, whilst the lounge further benefits from a feature fireplace, complete with inset coal-effect electric fire, and a lovely aspect over the rear garden. The kitchen comprises of two separate areas which provide plenty of storage and work space, being fitted with a range of wall and base units in white, with contrasting grey laminated work surfaces, incorporating a useful breakfast bar, as well as an integrated high-level electric oven, halogen hob and overhead extractor canopy.

Up on the first floor, the good-sized landing provides access to the three bright bedrooms – two doubles and a single, as well as the wet room-style shower room, which is fitted with a three piece suite in white, comprising of WC, wall-mounted wash hand basin and walk-in shower with Mira electric unit.

The property does benefit from the installation of uPVC double glazed windows and a gas central heating system, including a modern combination boiler.

Externally, the generously proportioned corner plot is a real highlight, affording gardens to three sides, which are mainly laid to lawn, providing plenty of opportunity for the youngest members of the family to burn off their energy, with mature trees and shrubs to the perimeter. The rear garden enjoys a southerly aspect and an excellent degree of privacy, which can be enjoyed from the paved patio area and will be ideal for those impromptu family barbecues in the warm summer months. Off-road parking facilities are provided on the paved driveway.

Available with the added benefit of no onward chain, opportunities such as those afforded here are rare indeed, and we would highly recommend a swift appointment to view to avoid disappointment.



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