



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three Bed End-Mews Property
- Stunning Riverside & Woodland Setting
- Immaculately Presented Throughout
- Beautiful 17' Lounge & Conservatory
- Modern Kitchen with Built-In Appliances
- Two Smart Bath/Shower Rooms
- Landscaped Gardens & Driveway

WHITSTERS
HOLLOW,
SMITHILLS

O/O £300,000



Whitsters Hollow, Smithills



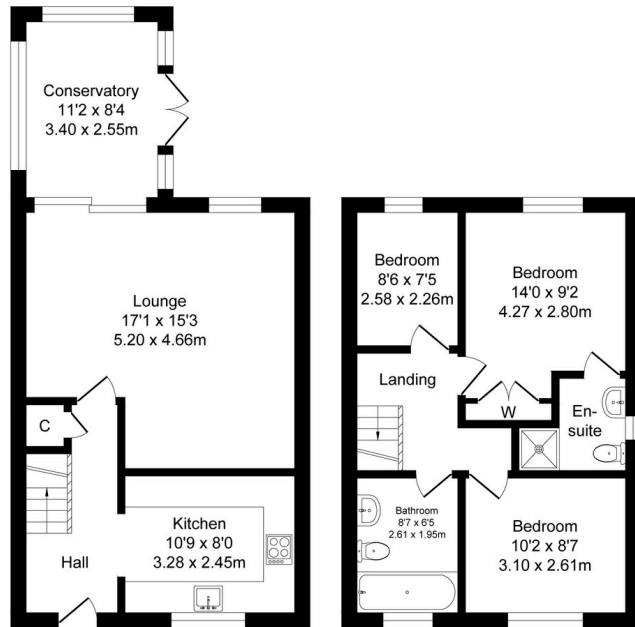
Whitsters Hollow, Smithills



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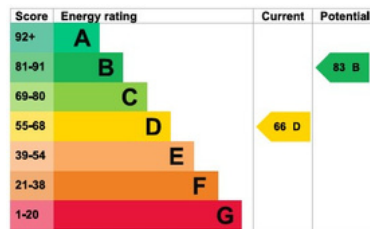
Total Approx. Floor Area 966 Sq.ft. (90.0 Sq.M.)

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Ground Floor
Approx. Floor Area 535 Sq.Ft (49.7 Sq.M.)

First Floor
Approx. Floor Area 431 Sq.Ft (40.3 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Nestled at the heart of the highly desirable district of Smithills, there is little doubt that this simply gorgeous end-mews property, resting in a row of just three similar homes, will be in very strong demand, with the immaculate standard of presentation throughout matched only by the beauty of the location. 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 fabulous residence will undoubtedly appeal. Idyllically sited beside Dean Brook and amidst a backdrop of mature woodland, Whitsters Hollow, with its quaint traditional features, which include Victorian-style standard lamps, affords a real village-like quality and an oasis of calm which feels a world away from the hustle and bustle of daily life. In reality, however, this tranquil residential cul-de-sac is positioned just off Smithills Croft Road, meaning one is actually 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, which manages to instil character and charm. The accommodation itself extends to in excess of 965 square feet of living space arranged over two inviting levels, with an abundance of natural light throughout and a modern and tasteful standard of décor. One enters via the welcoming entrance hallway with its spindled staircase to the first floor, before proceeding through into the simply gorgeous 17' lounge, the quality wooden flooring linking the living spaces seamlessly. Cleverly situated to the rear of the property to take full advantage of the lovely aspect over the garden, this beautiful environment oozes style and sophistication whilst creating that much desired cosy ambience, which is conducive to relaxation, aided by the smart feature fireplace which provides an attractive focal point for those cosy nights in with a film and a takeaway.

Patio doors provide access to the 11' conservatory, a wonderful addition by our clients which has created a great deal of flexibility to the floorplan, affording a peaceful retreat in which to relax with a brew and one's latest novel of choice or indeed a formal space in which to dine or entertain, with guests able to spill out onto the rear garden via the French doors to enjoy an after-dinner glass of something sparkling.

The modern kitchen is fitted with a comprehensive range of wall and base units in white with contrasting black laminated work surfaces and includes a number of integrated appliances, including high-level electric oven, gas hob with overhead extractor canopy and microwave, and whilst there is plenty of space for all one's other free-standing appliances, including a dishwasher, one is more likely to choose to do their washing-up by hand whilst admiring that delightful woodland aspect to the front from the kitchen sink.

Up on the first floor, the landing provides access to the three bedrooms – two doubles and a good-sized single, with the 14' principal bedroom benefitting from a range of built-in wardrobes and a beautifully-appointed three-piece en-suite shower room. The accommodation is completed by the main family bathroom, which is fully tiled and fitted with a smart three-piece suite in classic white, comprising of WC, vanity wash hand basin and panelled P-shaped jacuzzi bath with overhead shower.

Externally, the front garden is mainly laid to lawn, whilst there is an adjacent driveway which provides off-road parking facilities for two vehicles. The landscaped rear garden cannot fail to captivate, with a lawned area for the little ones to play, whilst the adults keep a watchful eye from the good-sized stone flagged patio, which provides plenty of space to site a rattan sofa of dining set, or indeed for those impromptu barbecues when the weather allows. A timber storage shed provides some useful storage for all of those everyday essentials.

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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