



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Traditional Semi-Detached Property
- Highly Desirable Cul-De-Sac Location
- Two Reception Rooms
- Three Bedrooms
- Driveway Parking & Single Garage
- Generous South-West Facing Garden
- Affording Huge Potential to Extend

MARLWOOD  
ROAD, SMITHILLS

O/O £250,000





Marlwood Road, Smithills





Marlwood Road, Smithills



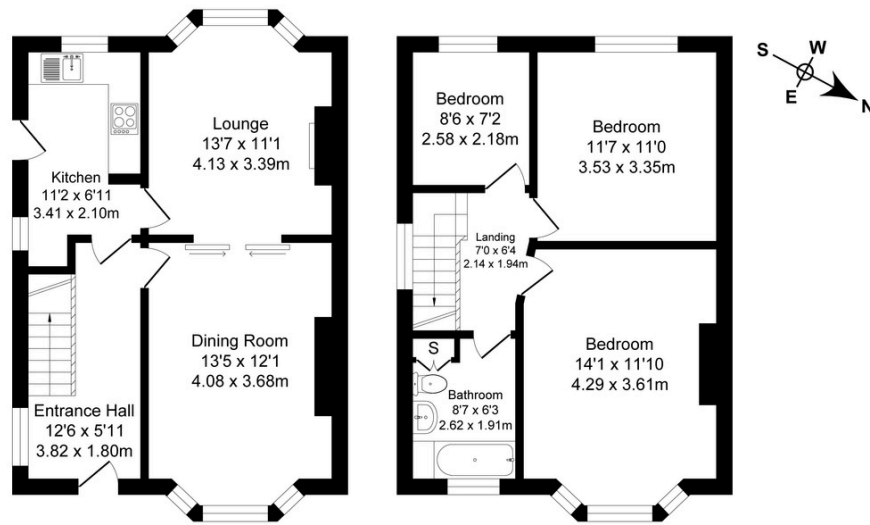


Marlwood Road, Smithills



## Total Approx. Floor Area 1003 Sq.ft. (93.2 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 507 Sq.Ft (47.1 Sq.M.)

First Floor

Approx. Floor Area 496 Sq.Ft (46.1 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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](http://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.

Occupying a simply delightful position, tucked away in the corner of this quiet residential cul-de-sac, the fabulous South-West facing 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 many of its neighbours, this beautiful home offers an abundance of potential for extension of its accommodation to both the side and rear, 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 similarly a real delight, situated just off New Church Road within what is widely acknowledged as one of the finest residential districts in the area. Picturesque countryside and a number of local beauty spots are wonderfully close, 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, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar, whilst one is equally within easy reach of the bustling town centre of Bolton, with its own abundance of high street stores, drinking establishments and eateries. A further important point of note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including the highly acclaimed Bolton School, recognised as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque Doffcocker Lodge Nature Reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

Having been a much-loved and cared for home, the property has been under the same ownership for decades. It's fastidiously maintained and immaculately presented accommodation would now benefit from some updating; however, we are certain that a new owner will relish the opportunity to infuse their own style. Currently affording in excess of 1,000 square feet in total, the accommodation enjoys a noticeable abundance of natural light throughout, as well as a warm and inviting ambience from one's first step across the threshold: entering via the modern composite door into the welcoming entrance hallway with its spindled staircase to the first floor, before discovering the two reception rooms, a 13' front-facing dining room and a 13' rear-facing lounge. The two rooms are separated by glazed sliding doors, providing the option to open up or close off the individual spaces, as required, which will be particularly useful when one is entertaining those most populous of gatherings, creating a wonderfully sociable environment.

Both reception rooms enjoy feature bay windows to their respective elevations, flooding their spaces with natural light, whilst the lounge further benefits from a lovely aspect over the rear garden and a rather retro feature fireplace, which will be most welcome on those frosty winter nights, with a crackling fire providing a soothing soundtrack to one's evening.

The ground floor is completed by the 11' kitchen, which is fitted with a range of wooden base units with complementary laminated work surfaces and provides space for free-standing appliances.

Up on the first floor, the good-sized landing enjoys a large feature window which again pleasingly affords lots of natural light, whilst the three bright bedrooms are all of a good size, including the 14' primary bedroom, which boasts another bay window to the front elevation.

The accommodation is completed by the family bathroom, which is fitted with a three-piece coloured suite, comprising of WC, pedestal wash hand basin and panelled bath.

Externally, the generously proportioned corner position is a real highlight. Gardens can be found to both the front and rear which, once tamed, are very much like the internal spaces, an opportunity for a new owner to tailor something special to suit their requirements. The rear garden is of a particularly great size, providing plenty of opportunity for the youngest members of the family to burn off their energy, whilst enjoying a high degree of privacy due to the maturity of the surrounding trees and shrubs. The perfect South-West orientation ensures one can enjoy the summer sunshine late into the evening, which will be ideal for those impromptu family barbecues. Off-road parking facilities are provided on the paved driveway, which also gives access to the detached single garage.

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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