



REDPATH LEACH

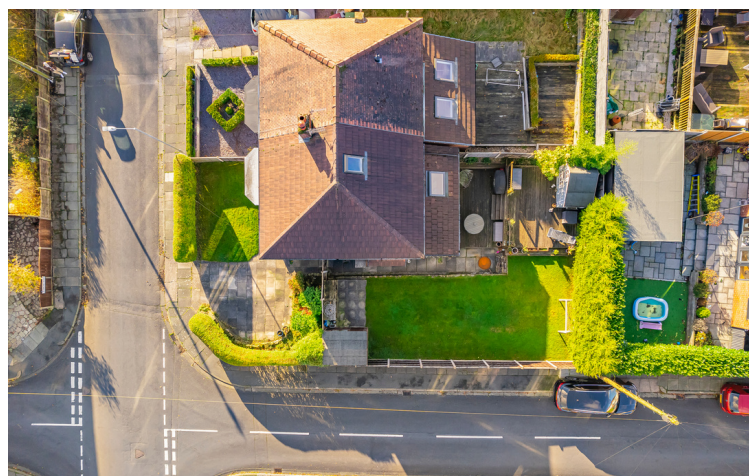
ESTATE AGENTS

## FEATURES

- Extended Semi-Detached Property
- Highly Desirable Location
- Superb Open Plan Main Living Area
- Three Bright Bedrooms & Loft Room
- Driveway Parking Facilities
- Substantial Corner Plot Position
- Affording Huge Potential to Extend

JESMOND ROAD,  
SMITHILLS

O/O £325,000



Jesmond Road, Smithills



Jesmond Road, Smithills



Jesmond Road, Smithills



Jesmond Road, Smithills



Jesmond Road, Smithills



Jesmond Road, Smithills



Total area: approx. 122.2 sq. metres (1315.6 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 77 C      |
| 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. This delightful home has already been extended to create a flexible lounge / dining room / kitchen area, offering bright, airy rooms and a wonderful flow that is perfectly suited to modern living. It affords a rare and exciting opportunity for a new owner to simply move in and enjoy, whilst the generous plot also provides scope for further extension, subject to the necessary consents and approvals.

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 in 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 – always an important consideration with any family home of this type.

After a busy day, residents 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.

Internally, the property offers over 1,300 square feet of beautifully presented accommodation, filled with natural light and a warm, inviting ambience. Entering via the entrance hall with its staircase to the first floor, one discovers an 11' front-facing dining room and a 19' open plan lounge / dining room / kitchen area. The lounge enjoys a feature bay window to the front and a cosy log burner, whilst the open plan living space benefits from patio doors leading onto the rear garden. The kitchen has been thoughtfully designed, fitted with a range of contemporary wall and base units, contrasting work surfaces, and integrated appliances including an electric oven, halogen hob and overhead extractor canopy.

Up on the first floor, the good-sized landing provides access to three bright bedrooms – two doubles and a single – as well as the sleek bathroom, fitted with a modern four-piece suite in white, comprising WC, wash hand basin, bath and walk-in shower. The property benefits from uPVC double glazed windows and a gas central heating system, including a modern combination boiler.

A further highlight of the home is the fully decorated loft room, which provides excellent additional space and versatility. Finished with laminate flooring, multiple power sockets, and inset spotlights, it offers a bright and practical environment, enhanced by a Velux window that floods the room with natural light. Thoughtful touches include doored eaves storage to both sides, ensuring the space remains uncluttered and functional, ideal for use as a home office, hobby room, or occasional guest accommodation.

Externally, the side and rear garden are laid mainly to lawn with an inviting decked area easily accessible from the patio doors – ideal for alfresco dining on warm evenings – and enjoy an excellent degree of privacy. To the front of the property, off-road parking facilities are provided on the paved driveway and there is also another private lawned area.

It is rare for such a beautifully finished home with potential to extend further to come available in such a desirable area, so we would highly recommend a swift appointment to view to avoid disappointment.



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