



Smith Lane

Bolton, BL7 9ET

Offers around £325,000



Located on a highly sought-after street on the border of Egerton and Bromley Cross, this deceptively spacious four-bedroom semi-detached property is a perfect family home that was recently extended in 2013. Offering newly refurbished, contemporary interiors consisting of two reception rooms, a large open plan kitchen diner that is more than ideal for family life and entertaining guests, a utility room and guest WC, plus four well-proportioned bedrooms, two bathrooms, a driveway and large back garden, this home is ready to move in right away!



Perfect For Family Life

Park up on the drive and let's have a look inside...

A modern, light grey uPVC and glass front door opens into the entrance porch where you can pop off your shoes. Behind an internal oak door with decorative glass work and an original stained-glass window, the hallway welcomes you in and connects the downstairs living accommodation, with a lovely white panelled staircase leading upstairs on the right.

To the left of the hallway, a traditional bay window bathes the main lounge with plenty of natural light, while the high ceilings and light grey walls add to the bright and airy ambience. Owing to the generous size, this lounge is great for a growing family who will appreciate plenty of space. Through a pair of frosted glass double doors off the lounge an additional hidden reception room awaits! This additional reception room is versatile and could be used as either a quiet sitting room where you could sit with a good book, a home office, study, playroom or games room for the kids, or perhaps even a small exercise space/home gym. Whatever you choose to use this additional reception room as, it's a great complement to the already spacious family home.

Back into the hallway and through to the heart of the home – the open plan kitchen diner. The bright and airy ambience continues here due to streams of natural light pouring in through the glass doors and windows. Again, owing to its generous size, this excellent space is perfect for family life and entertaining guests alike. The contemporary kitchen design with all the integrated appliances you need means you can move in and enjoy family life from day one! Integrated appliances include a dishwasher, oven, microwave, induction hob with extractor canopy, plus an integral wine rack and inset kickboard lighting. The design of the kitchen is seamless, with sleek light wood cupboards that complement the light grey worktops and contrasting purple tiled splashbacks. As well as the dining area adjacent to the kitchen, this room benefits from a breakfast bar too, so whether it's breakfast with the kids before school or cooking for family and friends at the weekend, this fabulous use of space has you covered for all your needs!

Situated off the kitchen are more useful amenities... A utility room and guest WC provide even more convenience for everyday family life and for when you're entertaining guests.

Deceptively Spacious

Up the white panelled staircase in your hallway and we come to a long split-level landing that connects the bedrooms and bathrooms...

Benefitting from an extension, this semi-detached home is as deceptively spacious upstairs as it is downstairs! With three double bedrooms, a single, a main family bathroom and an extra shower room, every member of the family will have plenty of their own space, and the two bathrooms should mean there's no queueing!

The main family bathroom features newly tiled neutral flooring and walls, with a three-piece suite including bath with shower, wash basin with storage unit, toilet, and chrome heated towel rail.

A Generous Back Garden

To the rear of the property sits a very generous back garden with heaps of potential! Currently comprising of decking, a lawn and patio area, this large garden provides plenty of space for the whole family – perfect for BBQs and get-togethers under the sun in the summer months, as well as a good amount of safe and versatile space for the kids and four-legged friends to play out year-round.

And if you have an appetite for even more floor space, the substantial size of the back garden gives scope for extending further! Subject to planning.

A Sought-After Street

Amongst locals, Smith Lane is known as being a highly sought-after street, particularly for families! And it's no surprise, it is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the convenient amenities of Bromley Cross! If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and a true abundance of local cafes, pubs, and restaurants, then look no further than this contemporary home sitting in a generous plot on Smith Lane. This family home won't be available for long!

Arranging a viewing is highly recommended to appreciate the space on offer here. Call our office on 01204 929 940 now.

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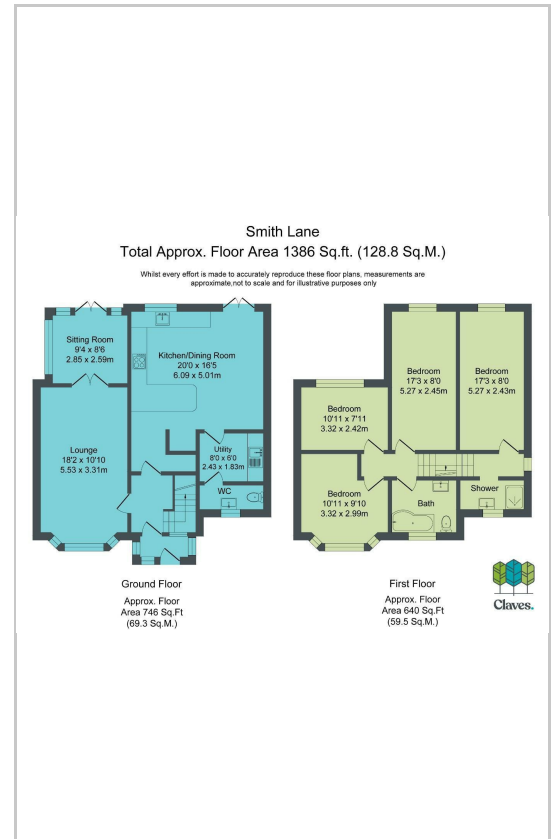
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Area Map



Floor Plans



Energy Efficiency Graph

