

# Property Details

94 Smithills Croft Road, Bolton,  
Lancashire, BL1 6NG

Guide Price **£485,000**





# Property Photos

94 Smithills Croft Road, Bolton, Lancashire, BL1 6NG



Creation Date

04/04/2023



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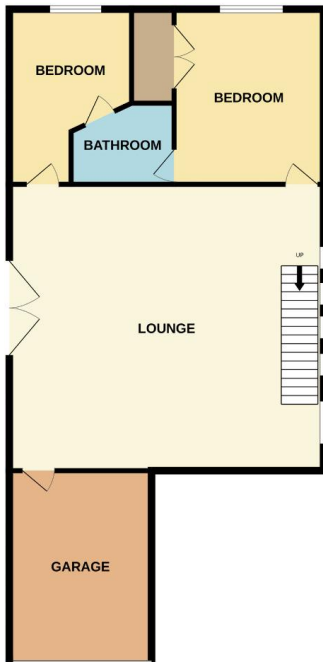


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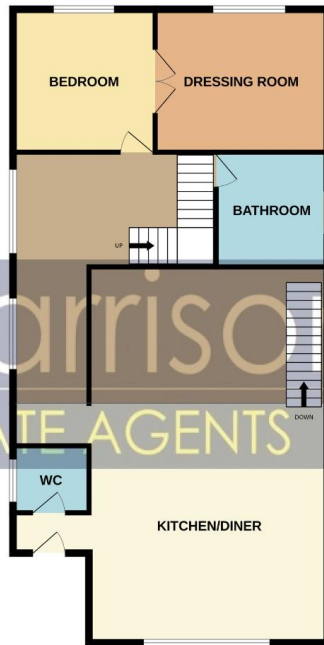
# Property Floor Plans

94 Smithills Croft Road, Bolton, Lancashire, BL1 6NG

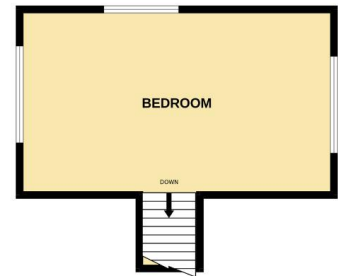
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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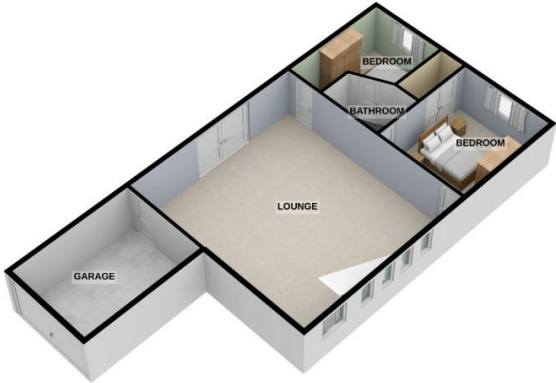
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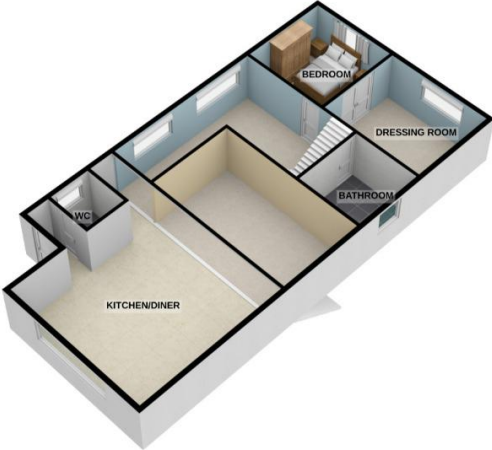
# Property Floor Plans

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GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

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# Property Info

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Property Type	Property Style
House	Detached
Bedrooms	Bathroom
4	2
Receptions	Tenure Type
2	Freehold
Floor Area	Agency Type
-	Sole
Parking	Type
Garage	Sales
Price Qualifier	Price
Guide Price	£485,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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# Property Features

94 Smithills Croft Road, Bolton, Lancashire, BL1 6NG

## Feature 1

Three / Four Bedrooms

## Feature 2

Three Bathrooms

## Feature 3

Cinema Room

## Feature 4

Large Lounge

## Feature 5

Beautiful Modern High Gloss Kitchen In Grey With Granite Worktops

## Feature 6

Centre Island In The Kitchen

## Feature 7

Integral Garage

## Feature 8

Multiple Patio Areas

## Feature 9

Desireable Area Of Bolton

## Feature 10

Close To Moss Bank Park

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# Property Description

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## **Smithills Croft Road, Bolton, Lancashire, BL1 6NG**

This spacious 4 bedroom property spans over 3 floors, providing ample living space. The property boasts modern amenities and features throughout, including a fully equipped kitchen, multiple bathrooms, and generous living areas. With 4 bedrooms, this property is perfect for families or those needing extra space for guests.

### Front Drive:

Large cobbled driveway, access to the side garden through a wrought iron gate and outside security lighting. Stoned steps leading to the front door.

### Entrance Hallway: 1M x 2.43M

Solid oak front door, grey laminate flooring, alarm box on the wall and ceiling recess spotlights.

### W.C: 1.94M x 2.58M

White W.C. white sink with chrome mixer tap, sliding wardrobes, double glazed fire escape opener, extractor and ceiling light.

### Kitchen/Dining Area: 6.37M x 4.67M

Fitted kitchen in high gloss grey with granite worktops and matching upstand, LED plinth lighting, stainless steel extractor with large glass hood, centre island with granite worktops, wine cooler, dishwasher, undermount sink with chrome mixer tap, grey laminate flooring, two anthracite grey vertical radiators, ceiling spotlights, feature LED ceiling light, Rangemaster cooker, tiled splashback, space for an American fridge freezer and multiple double glazed units which let in lots of natural light.

### Lounge: 10.58M x 6.87M

Solid wooden flooring, four vertical anthracite radiators in grey, ceiling recess spotlights, smoke alarm, large double glazed sliding doors which lead to the side patio area, staircase which leads to the kitchen and multiple large double glazed fixed units which let

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in lots of natural light.

Landing: 3.52M x 4.03M

Grey carpet flooring, circular double glazed fixed unit, two wall lights and a grey vertical anthracite radiator. Staircase leading to bedroom two.

Bedroom One: 4.72M x 3.33M

Grey carpet flooring, built in wardrobes, ceiling recess spotlights, low level double panel radiator, T.V. wall connection and a double glazed unit with two openers.

Dressing Room: 4.7M x 3.36M

Grey carpet flooring, built in wardrobes, ceiling recess spotlights, low level double panel radiator and a double glazed unit with two openers.

Family Bathroom: 3.08M x 2.64M

Five piece white bathroom suite, white free standing bath with chrome mixer tap and shower hose connection, white W.C. two wall sinks both with chrome taps, large shower tray with fixed curved glass shower screen and a chrome power shower, fully tiled walls and flooring, underfloor heating, ceiling light and two small Velux windows.

Bedroom Two: 4.37M x 4.73M

Grey carpet flooring, LED lighting, two small double glazed openers and multiple fixed double glazed units. Lots of eaves storage and a single panel radiator.

Bedroom Three/Cinema Room: 4.63M x 3.21M

Grey carpet flooring, ceiling recess spotlights, double glazed unit to the rear with four openers, single panel radiator, large projector screen, projector and double solid oak doors which has a pull down bed inside.

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Jack and Jill Shower Room: 1.89M x 2.5M

Fully tiled walls and flooring, large shower tray with glass shower screen and sliding door, chrome power shower, extractor, ceiling recess spotlights, white W.C. high gloss grey sink vanity unit with chrome mixer tap and a chrome heated towel radiator.

Bedroom Four: 3.66M x 2.89M

Grey carpet flooring, ceiling light, two wall lights, single panel radiator and a double glazed unit with four openers.

Garage: 5.85M x 3.94M

Electric roller shutter, tiled flooring, ceiling strip lighting, some wooden kitchen cupboards with laminate worktops, stainless steel sink with individual taps, electric consumer unit and a single panel radiator.

Garden:

We have multiple patio areas, some stoned steps to both the side patio and rear patio, hosepipe connection and outside security lighting. The gardens are beautifully landscaped with lots of mature trees, bushes and shrubs.

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