

# CLOVERDALE SQUARE

BL1





16





## Are you in search of a two-bedroom semi-detached house in Smithills?

Introducing Number 16, a beautifully renovated Victorian semi with a red brick exterior, situated to provide a charming view of the green expanse on Cloverdale Square.

As you arrive, conveniently park along the road and approach the home with its inviting soft mint green front door. Upon entry, step into the vestibule, where you can easily hang your coats and remove your shoes on the entrance matting before proceeding into the welcoming lounge.





## WARM & COSY

Step inside, and you'll find a seamlessly neutral décor extending into the lounge, complemented by a warm beige-toned carpet that provides a cosy atmosphere. The room is bathed in natural light, thanks to the expansive bay window that not only invites the outdoors in but also offers picturesque views of the front garden and the greenery beyond. Adding a touch of drama and character to one wall is a striking teal paint, creating a focal point that enhances the overall aesthetic of the space.









# GOURMET DELIGHTS

Moving towards the rear, the kitchen awaits with its well-thought-out design. Creamy glossy wall cabinets and base cupboards, cleverly arranged in a convenient U-shape, create a sleek and modern look. Crowned with a varnished timber worktop, the kitchen exudes warmth and complements the overall colour palette.

Equipped for culinary enthusiasts, a freestanding Kenwood electric oven with a 4-ring gas hob, stainless steel extractor, and splashback take centre stage. There's ample space for a freestanding fridge/freezer, and a stainless steel sink/drainboard adds practicality to the layout.

At the opposite end of the kitchen, a designated dining area beckons, featuring a carpeted space that not only highlights the dining zone but also harmonises with the kitchen's creamy tiled floors and white walls.

A door leads seamlessly to a utility room, complete with matching worktops, cupboards, and plumbing for a washing machine. Another door from the utility room opens up to the rear garden, providing convenient access.









# BEDROOM BLISS

Take the white spindled staircase to the first floor to discover two bedrooms.

Enhancing practicality, an under stair storage cupboard efficiently maximizes the use of available space.

At the front of the home the main bedroom boasts delightful views overlooking the greenery. Offering ample proportions, it welcomes space for a full set of bedroom furniture. The chimney breast is highlighted by a refreshing minty green hue, adding a touch of character to the neutral décor.



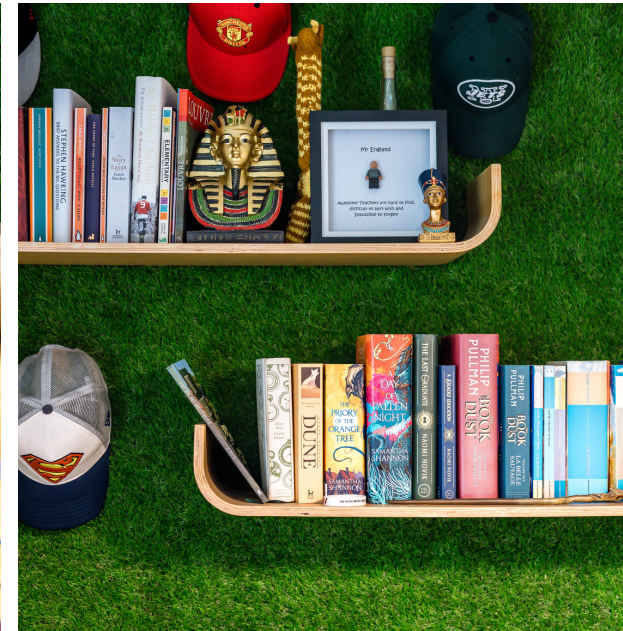








On the opposite side, bedroom two is currently configured as a versatile guest bedroom or study. Featuring a captivating artificial grass wall, it serves as a unique backdrop for cherished mementos and personal items.







## REFRESH AND REVIVE

Indulge in a revitalising experience in the contemporary bathroom, adorned with a three-piece suite comprising a WC, a pedestal wash basin, and a P-shaped panelled bath with an overhead shower. The walls showcase stylish grey tiling, creating a striking contrast against the pristine white finish, ensuring a clean and fresh ambiance.



# STEP OUTSIDE





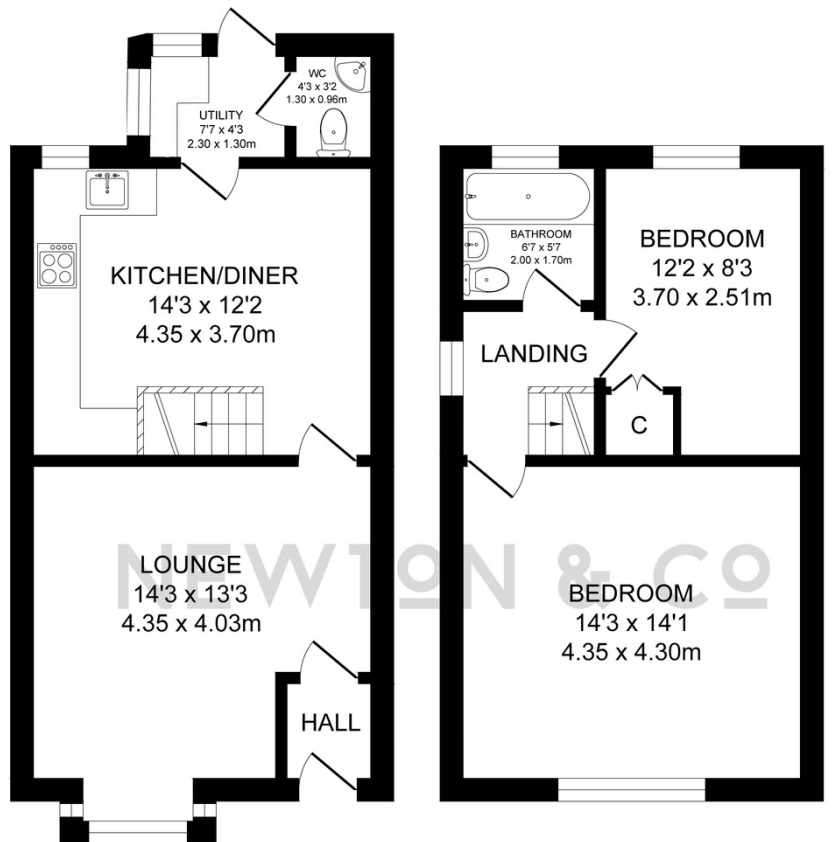


To the rear Number 16, a generously proportioned garden awaits, ideal for families, children, and pets alike. Enclosed by sturdy timber fence panelling, the space offers a secure environment, complemented by built-in plant beds along the edges.

Enjoy the sunshine on the paved and decked patios, providing perfect spots for relaxation. Step onto the meticulously maintained lawn, offering a verdant expanse for various outdoor activities. Additionally, a convenient shed situated at the end of the lawn serves as a storage haven for gardening tools, ensuring a tidy and organised outdoor space.







GROUND FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M  
(425 SQ.FT.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 34.2 SQ.M  
(368 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 73.7 SQ.M. (793 SQ.FT.)**

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.

# FEATURES

- Modernised Semi- Detached Home
- Looking Out Over The Green
- Two Bedrooms
- Contemporary Kitchen/ Diner
- Enclosed Rear Garden
- Beautifully Presented
- Tenure: Freehold
- Council Tax Band; B
- **EPC Rating: D TBC**



## OUT & ABOUT



Nestled within a relaxing stroll are the conservation havens of Barrow Bridge and Smithills Country Park, making Cloverdale Square an ideal location. Numerous exploration opportunities surround you; embark on an adventurous day towards the West Pennine Moors and Rivington's Winter Hill. High Rid reservoir, a popular spot for cyclists, runners, and walkers, is also nearby. Put on your walking boots and discover the nearby Doffcocker Lodge nature reserve for another nature-filled escapade.

Immerse yourself in the local atmosphere at Bob's Smithy Inn or indulge in a delightful mingling and dining experience at the Victoria Inn.

Perfect for commuters, the property is conveniently situated just a few miles from Bolton town centre, with easy access to Manchester via train for those seeking urban adventures.

For added convenience, a variety of essential amenities is within a short five-minute drive, including a convenience store, gift shop, hairdressers, florist, coffee shop, and butchers – easily reachable in around five minutes on foot.

Families will find excellent services, with Markland Hill and Church Road primary schools just a brisk ten to 15-minute walk away. Moreover, a range of reputable secondary and independent schools are in close proximity, ensuring an outstanding educational environment.



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