





Looking for a three-bedroom home in Smithills?

Nestled just off Moss Bank Way with picturesque woodland views at the rear, you'll discover this impeccably presented modern three-story mews property.

Park your vehicle on the allocated parking space just by next door and proceed through the black front door adorned with glazed inset panels. Enter into the the hallway, where entrance matting flooring complements the pristine white wall finish. To your left, you'll find a convenient cloakroom featuring a WC, pedestal washbasin set against a mosaic tiled backdrop, and grey tiled flooring.







Step through the door ahead into the inviting kitchen diner. Here, walnut wall and base units are thoughtfully arranged in a practical U-shape layout, offering ample storage space. Adding a touch of sophistication, glazed illuminated cupboards adorn either side of the sink area. A sleek dark worktop not only provides a stylish contrast but also extends to create a convenient breakfast bar, delineating the kitchen from the dining area. Within this well-designed space, integrated appliances including a fridge, freezer, dishwasher, washer/dryer and a Cannon freestanding oven ensure both functionality and aesthetic appeal. The addition of a modern tiled splashback and a stainless steel extractor above the oven further enhances the contemporary feel of the kitchen.



As you move through the kitchen, you'll notice neutral-coloured floor tiling that seamlessly transitions into the adjacent living/dining area. Positioned strategically by the rear patio doors, which are flanked by glazed panels, this space enjoys abundant natural light and offers a seamless indoor-outdoor flow. With direct access to the garden, complete with a patio area, this setting is perfect for hosting gatherings and enjoying al fresco dining during the warmer months.





Back in the hallway, ascend the stairs to the first floor to unveil the inviting living room. Decorated in a pristine white palette and adorned with neutral carpeting, this room exudes a sense of brightness and airiness. Two windows grace the space, providing delightful views overlooking the rear garden. What sets this room apart is its serene ambiance, enhanced by the tranquil woodland aspect at the rear, ensuring privacy as it is not overlooked.





Across from the living room, you'll find the first of three double bedrooms, currently serving as a guest bedroom. This welcoming space is enhanced by built-in cupboards, providing ample storage for clothing and belongings. Adorned with soothing grey walls and neutral carpeting, the room exudes a calming atmosphere. A window overlooks the front aspect, inviting natural light to illuminate the space and offering a pleasant view of the surroundings.



WINTER HILL TRAVELERS
Will ye come
a Sunday
morning,
for a walk o'er
Winter Hill?
9 Sept. 1896





Back on the landing, ascend the staircase to the second floor, where two additional bedrooms await. Situated at the rear of the home, the main bedroom boasts the added charm of Velux windows, allowing natural light to flood the space. Here, you'll find a spacious area adorned with a bank of fitted wardrobes, offering ample storage solutions. The room is tastefully decorated in neutral tones, creating a serene retreat. Peep through to the ensuite shower room, providing added convenience and privacy. This well-appointed space features a WC, pedestal sink, and a shower adorned with mosaic-style tiling, adding a touch of elegance to the room's aesthetic.





Adjacent, you'll find a third double bedroom, boasting built-in cupboards for added convenience and organisation. Like the other rooms, this space is tastefully adorned with neutral décor, creating a cohesive and inviting ambiance throughout the home. A window overlooking the front aspect invites natural light into the room, illuminating the space and providing a pleasant view of the surroundings. Currently utilised as a study, this versatile room offers the perfect setting for those who work from home, providing a quiet and focused environment to maximize productivity.



On this same level, you'll find a contemporary family bathroom, offering modern amenities for added comfort and convenience. This well-appointed space features a WC, pedestal wash hand basin, and a panelled bath with a shower overhead, accompanied by a folding glazed screen to contain splashes and maintain cleanliness.

Enhancing the aesthetic appeal, the walls are adorned with a mixture of deep blue and white 'metro tiling', creating a timeless and crisp look. This combination adds a touch of sophistication to the overall design, while also ensuring easy maintenance and durability.



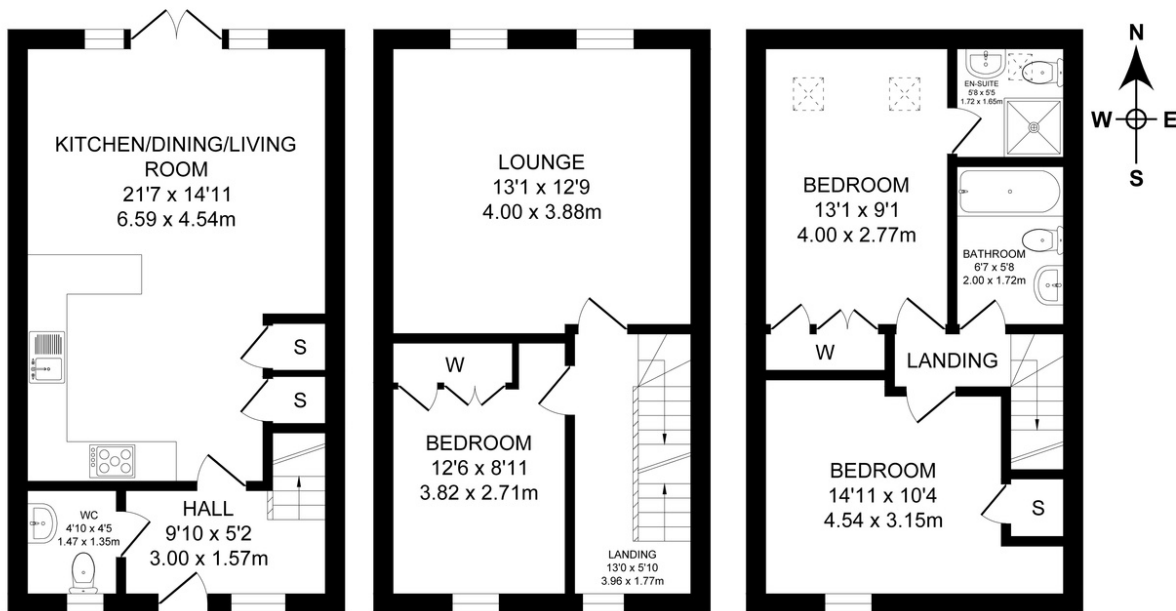


Step outside to unveil the rear garden, boasting a tranquil woodland backdrop that enhances the sense of serenity. A decked patio awaits, providing ample room for outdoor furniture—an ideal setting for hosting summer barbecues or simply relaxing outdoors.

Beyond the patio, an artificial lawn extends, offering a low-maintenance solution for greenery all year round. Enclosed by timber fencing, the garden provides a secure and private space, perfect for children and pets to play freely and safely. This thoughtfully designed outdoor oasis offers both functionality and beauty, creating a space where you can unwind and enjoy the natural surroundings.







GROUND FLOOR
APPROX. FLOOR
AREA 37.7 SQ.M
(406 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 37.7 SQ.M
(406 SQ.FT.)

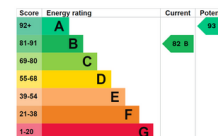
SECOND FLOOR
APPROX. FLOOR
AREA 37.7 SQ.M
(406 SQ.FT.)

TOTAL APPROX. FLOOR AREA 113.1 SQ.M. (1218 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.

FINER DETAILS:

- MODERN MEWS
- THREE BEDROOMS (ONE ENSUITE)
- SET OVER THREE FLOORS
- MODERN KITCHEN & BATHROOMS
- NOT OVERLOOKED
- REAR GARDEN WITH WOODLAND BACKDROP
- ALLOCATED PARKING
- SOUGHT AFTER AREA
- TENURE: FREEHOLD
- SERVICE CHARGE: £30 PER MONTH
- EPC RATED: B
- COUNCIL TAX BAND: D



OUT & ABOUT:

Perfectly positioned for families, Temple Road is situated on the edge of the Smithills Woodland Estate, with Moss Bank Park, Smithills Hall and Smithills Open Farm, only a short walk away.

This ideal family home is also within easy access of several country pubs such as the Blundell Arms, the Wilton Arms, San Marino's and Bob's Smithy Inn, each enjoying their own unique outlook over the Boltonian countryside.

Amenities and shops galore are within easy reach of Temple Road, with several local supermarkets only a five-minute drive away in the nearby town centre. For those who prefer to shop local, there are a number of smaller farm shops and even a local post office within walking distance.

For educational establishments, Smithills & Thornleigh Secondary Schools, St Peter's C of E & Church Rd Primary schools are all a five-minute walk away. Bus routes can be found on Moss Bank Way for those attending other secondary schools such as Canon Slade, Rivington and Blackrod.

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ROAD

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