
MOSS BANK WAY

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Gracefully perched on the prestigious Moss Bank Way, this 4/5 bed stone Tudor-style residence exudes an enduring elegance that captures the essence of timeless living. The meticulous craftsmanship of its Tudor architecture is unmistakable in the carefully crafted façade, featuring a prominent curved stone bay that serves as a captivating focal point, adorned with five leaded windows. Positioned at an elevated vantage point, Number 349 offers picturesque views of the surrounding countryside, complemented by the Tudor-style overhanging roof, showcasing intricate timber framing that adds a distinct touch of character.

Accessed via the rear off the leafy Harpers Lane, park up on the driveway beside the detached double garage and head through the garden - for convenience for shopping access through the rear lobby at the rear of the home or follow the pathway to the front porch for a grander arrival. This thoughtful layout not only adds convenience to daily living but also enhances the overall appeal of this Moss Bank Way residence, offering a perfect balance of practicality and grandeur.









WELCOME HOME

Offering two inviting entrances, the choice is yours as you step into the rear lobby. To the left, discover a convenient guest WC/cloakroom, enhancing practicality. On the right, immerse yourself in the allure of the thoughtfully designed modern kitchen, where warmth and character are evident in every detail.

The walls are adorned with white 'shaker style' cabinets and drawers, infusing the kitchen with a timeless and inviting ambiance that perfectly complements the home's charm. The white Corian worktop harmonises seamlessly with a brick-tiled splashback, providing a choice of complementing or contrasting aesthetics. Integrated within, a built-under sink is strategically placed by a trio of windows, offering delightful views over the rear garden. Additionally, a freestanding range-style oven with a contemporary black extractor above takes centre stage, accompanied by essential appliances such as a fridge, freezer, dishwasher, and washing machine.

Underfoot, a slate-tiled floor adds a touch of natural elegance, while the white walls and two ceiling light points contribute to the bright and airy atmosphere of this well-appointed kitchen.

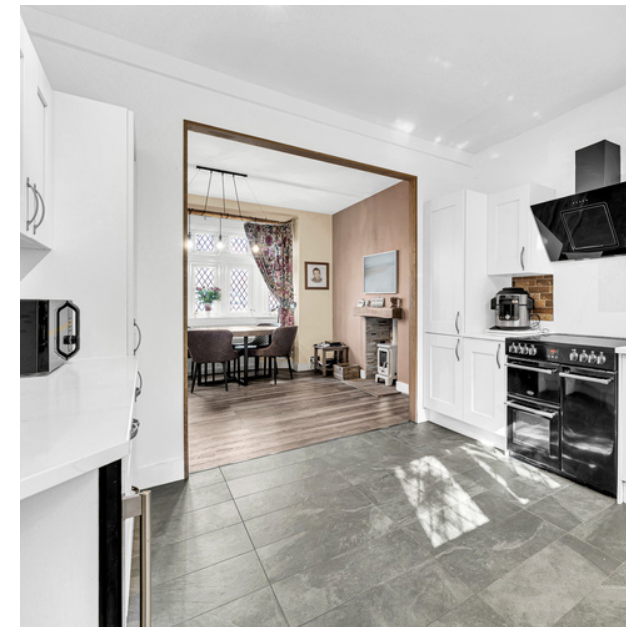




MODERN ELEGANCE

Step through the opening to unveil the dining/sitting room, a harmonious blend of classic charm and contemporary design. Illuminated by a large bay window at the front, the space is bathed in natural light. The combination of white and peachy-coloured walls complements the overall aesthetic, with timber-effect tiling providing a contrasting element underfoot.

Nestled within a textured slate-tiled chimney, a white wood burner stove becomes the focal point, radiating warmth and cultivating a cosy ambiance. The room offers ample space for both dining and sitting, creating a versatile and inviting area for various activities.





TIMELESS CHARM

Enter the contemporary living space adjacent to the dining room, featuring a woodburner fire crowned by a sturdy oak mantle with a seamlessly integrated TV built above the fireplace. Enhancing the room's uniqueness, custom-made cupboards are carefully constructed into the alcoves on both sides, providing a blend of practicality and visual charm. These alcove walls feature fresh wall panelling, painted in a period green hue, contributing to the overall unity and design cohesion of the space.

The space is illuminated by natural light streaming through leaded stone mullion windows at both the front and rear, capturing the essence of Tudor-style architecture. The result is a light and airy ambiance, complemented by a creamy beige carpet that adds a touch of warmth and comfort to the modern living room.







VERSATILE SPACES

Situated on the opposite side of the home with a charming view of the front, the versatile sitting room unfolds as a space that serves dual functions, doubling as a guest bedroom or fifth bedroom. This room is thoughtfully designed to offer a blend of relaxation and flexibility, ensuring it caters to various needs. Rich in period features, the original beamed ceilings, wall beams, and dark wood picture rails contribute to the room's character, showcasing a timeless style that adds depth and charm. The combination of neutral creamy walls and a soothing beige carpet creates a warm and inviting ambiance, enhancing the overall comfort and appeal of this multifunctional space.



BEDTIME BECKONS

Returning to the hallway, ascend the staircase adorned with soft grey carpeting, guiding you to the first floor where four double bedrooms eagerly await. Brightened by a generously sized leaded window that frames the front view, this freshly decorated space showcases white timber panelling along the balustrade and crisp white spindles, adding a touch of timeless elegance to the staircase.



At the end of the landing, you'll find the main bedroom boasting windows on both the front and rear walls, creating a space that is bright and airy. The room is tastefully adorned with a combination of stone-effect wallcovering and complementary grey tree wallpaper, adding a touch of contemporary sophistication. With ample room for a complete set of bedroom furniture alongside a spacious king-sized bed, this bedroom offers both comfort and style, providing a serene retreat with natural light streaming in from multiple directions.



REFRESH & REVIVE

Refresh and revive in the contemporary ensuite connected to the main bedroom. This well-appointed space includes a WC, a glazed shower enclosure with a traditional-style shower head, and a dual-bowl sink vanity counter topped with white Corian and deep blue drawers beneath. Traditional-style taps, harmonise with the towel rail - heated to ensure your towels are consistently warm and ready for use. The bathroom is adorned with metro white wall tiles and features blue/orange Moroccan-style floor tiling, creating a stylish and vibrant atmosphere.





Adjacent to this space, you'll find the second bedroom—a generously sized double room offering a view over the front, adorned with a pleasing combination of beige and grey walls. Moving along, the third bedroom captures a unique charm as it overlooks the rear garden, distinguished by its vaulted ceiling that amplifies the sense of space and openness. On the opposite side, bedroom four, boasting similar proportions, also gazes over the recently decorated rear garden, presenting a refreshed and inviting ambiance. Each of these bedrooms is crafted to offer distinctive features, ensuring a comfortable and aesthetically pleasing retreat within the home.

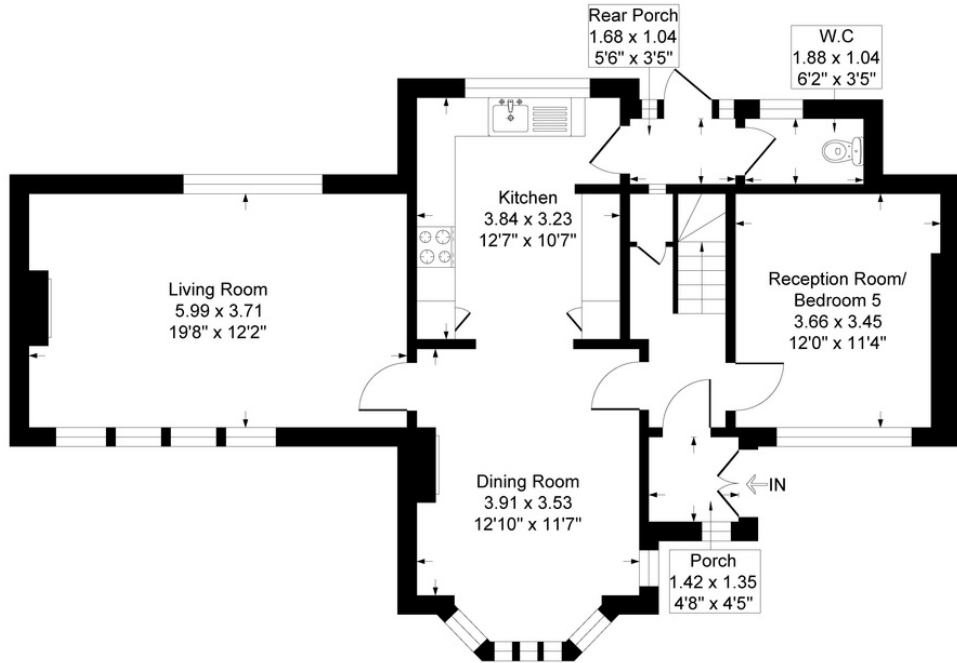


FAMILY BATHROOM

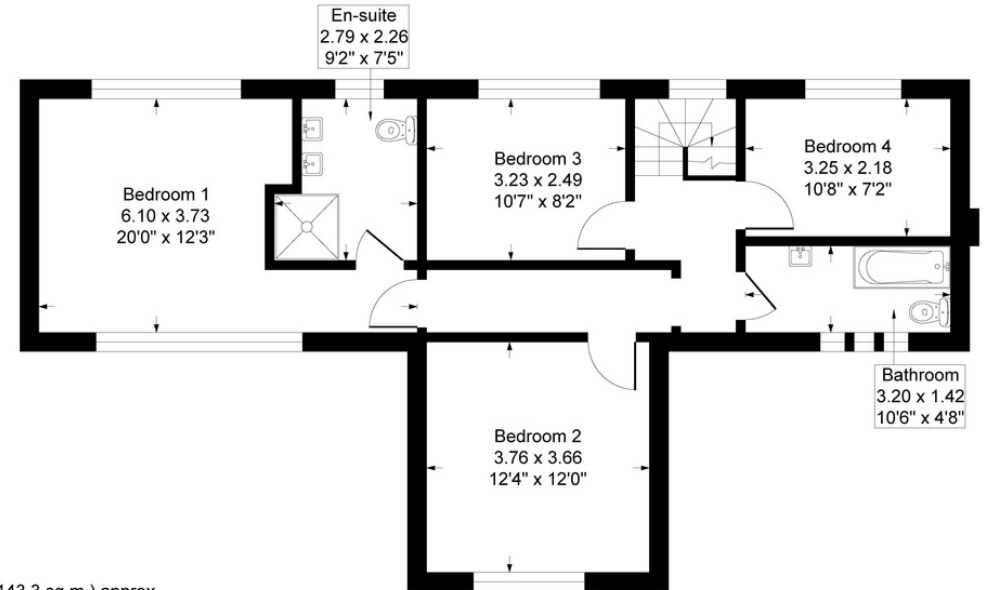
Catering to the needs of the bedrooms, a well-appointed three-piece family bathroom awaits. This space is equipped with a WC, a vanity wash basin complemented by a stylish illuminated mirror above, and a panelled bath featuring a traditional-style shower head and a glazed screen. The bathroom is adorned with travertine-style tiling on both the floor and walls, exuding a timeless and sophisticated aesthetic. This carefully designed bathroom ensures a serene and comfortable atmosphere, offering both functionality and a touch of luxury for the entire family.



Ground Floor
822 sq.ft. (76.3 sq.m.) approx



First Floor
720 sq.ft. (66.9 sq.m.) approx



Total Floor Area : 1543 sq.ft. (143.3 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Unique & Spacious Detached Period Home
- Exuding Character & Charm
- Four / Five Bedrooms (Master With Ensuite)
- Modern Kitchen
- Three Reception Rooms
- Driveway Parking & Detached Double Garage Accessed Off Harpers Lane
- Large Rear Garden
- Tenure: Freehold
- Council Tax Band: F
- EPC Rated: TBC
- Total Floor Area: Approx. 1543 sq. ft

STEP OUTSIDE

Exit through the rear lobby adjacent to the kitchen to unveil the expansive rear garden. A spacious paved patio beckons, providing ample room for outdoor furniture and summer barbecues. Additionally, there are electricity points conveniently positioned for a hot tub. Past the sturdy stone wall, ascend through a vibrant green lawn adorned with mature plants and lush greenery. A well-laid paved path guides you towards the driveway and garage located at the rear.

On the front side, a generously sized lawn and paved pathway gracefully extend from the main entrance, descending down steps towards Moss Bank Way.

OUT & ABOUT

Strategically situated to cater to the needs of families, Moss Bank Way stands as the quintessential family home. Its advantageous location places Moss Bank Park and Smithills Open Farm in close proximity, offering delightful recreational options. Several charming country pubs, including the Blundell Arms, the Wilton Arms, San Marinos, and Bob's Smithy Inn, provide unique vantage points to relish the picturesque Boltonian countryside.

Convenience is paramount, with an abundance of amenities and shops easily accessible. Local supermarkets are just a brief five-minute drive away in the neighbouring town centre. Additionally, for those inclined to support local businesses, a variety of smaller shops are within walking distance.

The educational landscape is well-addressed, with Smithills Secondary School and St Peter's C of E & Church Rd Primary schools a mere ten-minute walk from the residence. Bus routes conveniently located at the end of the road facilitate access to other secondary schools like Canon Slade, Rivington, and Blackrod for the ease of commuting students.





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SMITHILLS, BOLTON
BL1 3LR

NEWTON & CO

T: 01204 329975
E: INFO@NEWTONCO.CO.UK
WWW.NEWTONCO.CO.UK

