



Smithills Croft Road, Bolton, Greater Manchester

Offers Over: £285,000









Charming Character Cottage | Three Double Bedrooms | No Onward Chain | Exceptional Presentation Throughout

Occupying a delightful position on the edge of open countryside, this beautifully renovated stone cottage perfectly blends timeless character with stylish modern living. Offered for sale with no onward chain, this exceptional home presents a rare opportunity to acquire a property that is ready to move straight into whilst still retaining all the charm and individuality expected from a cottage of this nature.

From the moment you step inside, the quality of finish is immediately apparent. The welcoming lounge is full of warmth and character, featuring exposed stonework and a striking wood-burning stove that creates a wonderful focal point. To the rear, the impressive open-plan dining kitchen has been thoughtfully designed to provide a fantastic social space, flooded with natural light and ideal for both everyday family life and entertaining guests.

The accommodation continues with a practical utility room and contemporary wet room, offering flexibility for modern living and potential for a variety of uses. To the first floor, a spacious landing provides an ideal work-from-home area, whilst three genuine double bedrooms are complemented by a beautifully appointed four-piece family bathroom complete with walk-in shower, stylish freestanding bath and underfloor heating.

Externally, the property continues to impress. The landscaped rear garden has been designed with entertaining in mind, featuring a generous patio area, low-maintenance lawn and a superb detached garden room currently utilised as a stylish bar and social space. Whether used for entertaining, a home office, gym or hobby room, this versatile addition enhances an already outstanding home. A private parking space is located to the rear, whilst an electric vehicle charging point adds further practicality.





Total floor area 99.6 m² (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

T: 01204 523038

E: bolton@entwistlegreen.co.uk

32 Deansgate, Bolton, BL1 1BG

rightmove

ZOOPLA

PrimeLocation.com



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Entwistle Green is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: BOM_BOM260944_R6PL_8

