

14 Woodburn Drive, Smithills, Bolton, Lancashire, BL1 6NH



£260,000

Situated in the heart of Smithills is this deceptively spacious four bedroom semi detached property that would make a lovely home for a professional family. It offers excellent access to local schools, transport links and everyday amenities. It comprises of entrance vestibule, lounge with gas fire, kitchen diner with integrated fridge, freezer and dishwasher, second reception room with built in cupboard to house washing machine. Upstairs offers four bedrooms, three of which are double and there is a single bedroom with built in storage cupboard, the impressive four piece bathroom has a jacuzzi bath and walk in shower. Externally the property benefits from lawned gardens to the front and rear with mature shrub borders, driveway to front.

- 4/5 Bedroom Extended Semi
- Fitted Kitchen
- Close To Smithills School
- EPC Rating D
- 2/3 Spacious Receptions
- Large Bathroom
- No Chain
- Council Tax Band D



This extended family property offers flexibility of accommodation offering the choice of 4 or 5 bedrooms or an extra reception room. Being well located, offering excellent access to local amenities and Smithills school this is one not to miss. The layout of the property comprises : Porch, lounge, fitted kitchen with white gloss units with built in and integrated appliances opening out into the extension where there is a dining area and a sitting room or fifth bedroom. To the first floor there are 3 generous double bedrooms and a single bedroom along with a large feature bathroom fitted with a 4 piece suite with Jacuzzi bath and large walk in shower area. Outside there is a block paved driveway and lawned area to the front and a private enclosed garden to the rear. Sold with no chain and vacant possession viewing is highly recommended.

Porch

Built-in storage cupboard with hanging space, fuse box and gas and electricity meter, uPVC double glazed entrance door, double door, door to:

Lounge 15'9" x 14'6" (4.79m x 4.43m)

UPVC double glazed bow window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, built-in under-stairs storage cupboard, radiator, double radiator, ceiling with recessed spotlights, stairs to first floor landing, door to:



Kitchen 8'2" x 14'6" (2.50m x 4.43m)

Fitted with a matching range of white base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, composite sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, four ring hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, uPVC double glazed door to garden, open plan to Dining Area, door to built-in under-stairs storage cupboard.



Dining Area 8'2" x 8'0" (2.50m x 2.45m)

UPVC double glazed window to rear, wall mounted gas convection heater, door to:

Sitting Room 15'4" x 8'1" (4.67m x 2.46m)

UPVC double glazed window to front, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, oak flooring, door.



Landing

Access to loft, door to:

Bedroom 1 14'3" x 8'5" (4.35m x 2.57m)

UPVC double glazed window to front, radiator, door to:



Bedroom 2 17'9" x 8'1" (5.41m x 2.46m)

UPVC double glazed window to front, radiator.

Bedroom 3 9'8" x 8'5" (2.94m x 2.57m)

UPVC double glazed window to rear, radiator.

Bedroom 4 6'5" x 5'10" (1.96m x 1.78m)

UPVC double glazed window to front, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, door to:

Bathroom

Fitted with four piece modern white suite comprising deep panelled jacuzzi bath with mixer tap, large wall mounted wash hand basin with mixer tap, tiled double shower enclosure with rainfall shower system, low-level WC, full height tiling to all walls, twin heated towel rail, wall mounted mirror with lighting, two uPVC frosted double glazed windows to rear, tiled flooring.

Outside

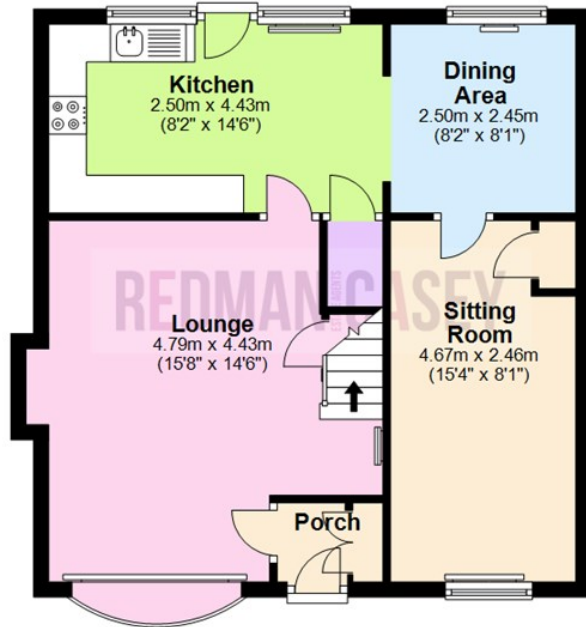
Front garden, block paved driveway to the front with car parking space for one cars with lawned area and mature flower and shrub borders, enclosed by dwarf brick wall and timber fencing to front and sides.

Private rear garden, enclosed by timber fencing and hedge to rear and sides with lawned area and shrub borders, paved sun patio, brick paved pathway, side gated access.



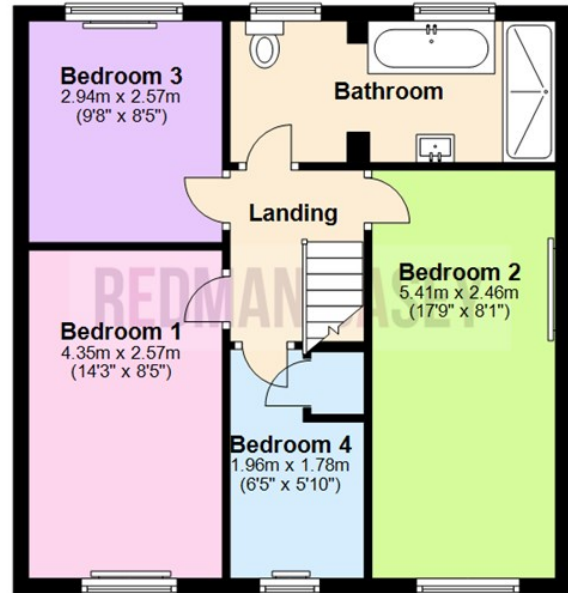
Ground Floor

Approx. 52.2 sq. metres (561.3 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Total area: approx. 103.9 sq. metres (1118.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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