



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

15 Woodburn Drive, Smithills, Bolton, BL1 6NH

Situated in the heart of Smithills is this deceptively spacious extended three 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 dining area with conservatory utility room and down stairs wc. Upstairs offers double bedrooms,, there is also a three piece bathroom which has a bath sink and shower, along with a separate room with wc and sink . Externally the property benefits from lawned gardens to the front and rear with mature shrub borders, driveway to front with storage garage.

Offers In The Region Of £275,000





This extended family property offers fantastic family accommodation with three double bedrooms and spacious reception rooms, conservatory and utility 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 modern units with built in and integrated appliances opening out into the extension where there is a dining area and conservatory along with a utility room and cloakroom w.c. To the first floor there are 3 generous double bedrooms along with a large feature bathroom fitted with a 4piece suite with panelled bath sink and walk in shower area. a further separate wc and sink Outside there is a paved driveway and lawned area leading to a storage garage, and a private enclosed garden to the rear with paved patio and lawned areas. Sold with no chain and vacant possession viewing is highly recommended.

Porch
UPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed entrance door, door to:

Lounge
15'8" x 14'5" (4.78m x 4.40m)
UPVC double glazed bow window to front, feature wall mounted log effect electric fire,

built-in storage cupboard with hanging space, fuse box and electricity meter, double radiator, coving with recessed spotlights, stairs to first floor landing, double door, door to:

Kitchen
8'10" x 14'5" (2.69m x 4.40m)
Fitted with a matching range of oak effect fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, built-in electric fan assisted oven, four ring hob with extractor hood over, two uPVC double glazed windows to rear, radiator, vinyl tiled flooring, open plan, door to:

Dining Area
8'3" x 8'0" (2.52m x 2.44m)
Radiator, vinyl tiled flooring, coving to ceiling, double glazed patio door, door to:

Utility
4'8" x 8'0" (1.42m x 2.44m)
Plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

WC
Fitted with two piece white suite comprising, inset wash hand basin in vanity unit with

cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, extractor fan, radiator, vinyl flooring.

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to side, window to rear, radiator, ceramic tiled flooring, double door, door to:

Landing
Sliding door, door to:

Bedroom 1
14'1" x 14'5" (4.30m x 4.40m)
Window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, bedside cabinets and drawers, radiator.

Bedroom 2
17'8" x 8'0" (5.38m x 2.44m)
UPVC double glazed window to front, radiator.

Bedroom 3
9'11" x 8'2" (3.01m x 2.49m)
Fitted matching dressing table, bedside cabinets and drawers, uPVC double glazed, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving and drawers, radiator.



WC
UPVC frosted double glazed window to rear, fitted with two piece white suite comprising, wall mounted wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to all walls, vinyl flooring.

Bathroom
Fitted with three piece white suite comprising panelled bath with mixer tap, wall mounted wash hand basin in vanity unit with drawers and mixer tap and tiled shower enclosure, uPVC frosted double glazed window to rear, radiator, vinyl tiled flooring, panelled ceiling with recessed spotlights.

Outside
Front garden, enclosed by dwarf brick wall to front with lawned area and mature flower and shrub borders, paved driveway to the front with car parking space for two cars. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, aluminium greenhouse, gated side access, outside cold water tap.

Storage Garage
Up and over door.

