



- Detached True Bungalow
- Lounge
- Dining Room/Kitchen
- Two Bedrooms/Bathroom
- Extremely Large Garden Plot
- Driveway
- Scope to Extend Into the Roof Space
- Highly Desirable Location
- No Chain

27 Smith Lane, Egerton, Bolton, BL7 9ET

The Property

If you're looking for a true bungalow with accommodation arranged over one floor, and a fabulous sized rear garden which is sure to impress, then this could be the one for you! It also has scope to extend into the roof space and to the rear to create a larger residence if desired, as neighbouring properties have already done so. (Subject to necessary planning permission)

Situated on Smith Lane, amongst locals known as being such a highly sought after Street...The current owner has enjoyed the property since new in 1958. There is no upward chain to this one either!

Step Inside- Into the entrance vestibule and through to your welcoming entrance hallway, your beautiful sized lounge sits to the back of the property and benefits from lovely views over the extensive rear gardens, a sliding patio door gives access to the garden patio, perfect during those warmer summer months. The inner hall connects you to the dining room, a window pleasantly looks over the rear garden and sliding doors give access to your kitchen. Retrace your steps back to the hallway to discover two double bedrooms and your 3 piece bathroom. A pull down ladder from the hallway provides access to the loft. As mentioned earlier, the roof space offers generous rooms with good head height, there is also a window to the side gable elevation to allow natural light. The Worcester combi-boiler is also housed in the roof space.

Step Outside- The gardens are wonderful and must be seen! A flagged patio greets you, the perfect spot to set up your garden furniture to sit and relax whilst admiring the extensive lawns, mature plants and shrubs. There is a greenhouse and timber workshop. To the front is a concrete imprint driveway, providing off-road parking for two cars, timber double gates lead to the carport.

Out & About- Smith Lane is known as being a highly sought-after street, particularly for families! And it's no surprise, it is quiet, well presented, and positioned in an Egerton postcode, but equally as close to the convenient amenities of Bromley Cross! If you're looking for a spacious family home in a family-oriented neighbourhood, close to good schools, transport links, and an abundance of local cafes, pubs, and restaurants, then look no further than this stunning home sitting in a generous plot on Smith Lane.

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£375,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Entrance Vestibule



Entrance Hall



Lounge





Additional Lounge Pictures



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Roof space



Outside

Front Elevation



Gardens





Additional Pictures



Car Port



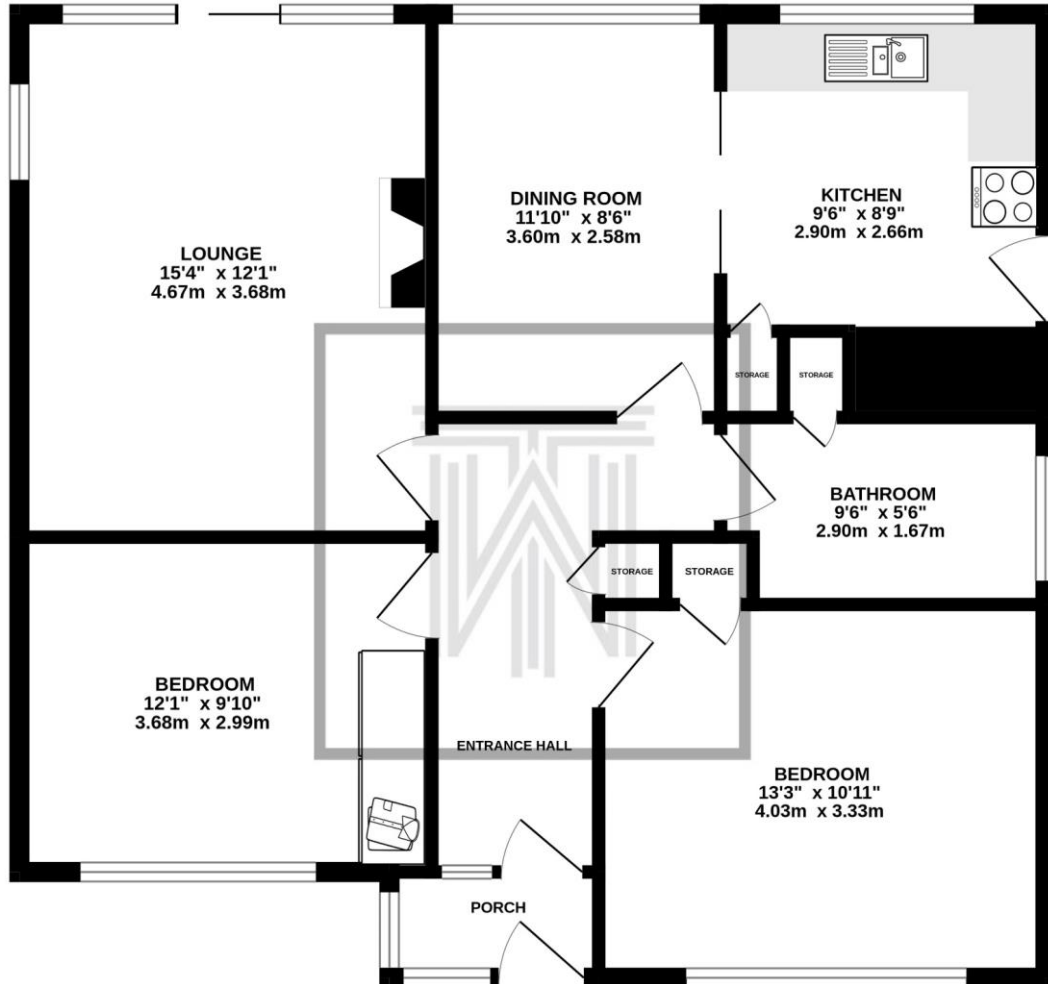
Aerial Photography



Agents Notes

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GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



27 SMITH LANE - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.

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

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