



## 2 Hornbeam Close

Smithills, Bolton, BL1 7QS

O.I.R.O £650,000



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## Accommodation Comprises:

The property is accessed via impressive double electric gates which open onto an attractive block-paved driveway, providing ample off-road parking and leading to the detached double garage. To the front is a well-maintained lawned garden bordered by mature hedging, creating an attractive and private setting. A paved pathway leads to the front entrance:

### Entrance Hall

Welcoming reception hallway with staircase leading to the first-floor accommodation, decorative radiator cover concealing a double-panelled radiator, and doors leading to the principal reception rooms, kitchen and ground floor cloakroom/WC.

### Cloakroom W/C

Fitted with a modern two-piece suite comprising a low-level push-flush WC and corner wash hand basin with mixer tap and tiled splash-back. Double-panelled radiator, double glazed window to the front elevation and wood effect laminate flooring.

### Study

Double glazed box bay window to the front elevation provides an abundance of natural light. The room further benefits from a double-panelled radiator and fitted carpet.

### Lounge

A spacious and light-filled reception room featuring a double glazed box bay window to the front elevation, allowing for an abundance of natural light. The room benefits from a double-panelled radiator, fitted carpet, inset electric fire and television aerial point.

### Kitchen/Dining Room

Beautifully appointed and fitted with a comprehensive range of contemporary light grey shaker-style wall, base and drawer units complemented by quartz work surfaces. Incorporating a one and a half bowl stainless steel sink unit with mixer tap, four-ring gas hob with stainless steel extractor canopy over, eye-level double oven, integrated dishwasher and space for an American-style fridge/freezer. The kitchen is further enhanced by recessed spotlights, a built-in storage cupboard and a UPVC double glazed window overlooking the rear garden.

Opening seamlessly into the dining area, this versatile space benefits from a double-panelled radiator, wood-effect laminate flooring and French doors with complementary glazed side panels opening onto the rear garden, creating an ideal space for both family living and entertaining.

### Utility Room

Fitted with a range of wall and base units incorporating quartz work surfaces and upstand, a stainless steel inset sink with mixer tap over. Further benefits include wood effect laminate flooring, a double-panelled radiator, extractor fan and a cupboard housing the Vaillant central heating boiler. A double glazed door provides access to the side elevation.

## FIRST FLOOR ACCOMMODATION

### Landing

Doors into:

### Master Bedroom

A beautifully presented principal bedroom featuring decorative wall panelling, a comprehensive range of luxury 'Hammonds' bespoke wardrobes and matching dressing table. Further benefits include a double-panelled radiator, double glazed window to the front elevation and fitted carpet, creating a stylish and comfortable retreat.

### En-Suite Shower Room

Appointed with a contemporary three-piece suite comprising a walk-in shower with glazed screen and thermostatic rainfall shower, low-level push-flush WC and pedestal wash hand

basin. Complemented by full-height wall tiling, tiled flooring, recessed spotlights and a chrome heated towel rail. A double glazed window to the rear elevation provides natural light and extractor fan for ventilation.

### Family Bathroom

Fitted with a modern three-piece white suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low-level flush WC. The room is complemented by full-height wall tiling, tiled flooring, recessed spotlights and a chrome heated towel rail. A double glazed window to the rear elevation provides natural light and extractor fan for ventilation.

### Bedroom Two

Featuring a double glazed window to the rear elevation, double-panelled radiator and fitted carpet. The room further benefits from built-in Hammonds bespoke wardrobes with mirrored doors, a built-in storage cupboard housing the hot water tank and loft access hatch.

### Bedroom Three

A well-proportioned bedroom featuring a double glazed window to the front elevation, double-panelled radiator and fitted carpet. The room benefits from bespoke fitted Hammonds wardrobes with mirrored doors, together with additional built-in storage, providing excellent storage solutions.

## SECOND FLOOR ACCOMMODATION

### Landing

Double glazed window to the half landing and doors into:

### Bedroom Four

A well-presented bedroom featuring a double glazed window to the front elevation, double-panelled radiator, decorative feature wall panelling and fitted carpet.

### Shower Room

Fitted with a modern three-piece suite comprising an enclosed shower cubicle with dual-head thermostatic shower, pedestal wash hand basin and low-level flush WC. The room is complemented by full-height wall tiling, recessed spotlights and a double glazed window, providing both natural light and extractor fan for ventilation.

### Bedroom Five

A bright and airy bedroom benefiting from dual-aspect double glazed windows to the front and side elevations, allowing an abundance of natural light. Further features include a double-panelled radiator, loft access hatch and fitted carpet.

### Outside

The property is accessed via impressive electric double gates opening onto a brick-paved driveway, providing ample off-road parking and leading to the detached double garage. The front garden is predominantly laid to lawn and is bordered by a dwarf wall with stone coping, complemented by a variety of mature shrubs, plants and established trees to the boundaries, creating an attractive setting and affording a high degree of privacy whilst enjoying views towards the surrounding landscapes of Smithills Country Park.

To the rear, the landscaped garden has been thoughtfully designed for both relaxation and entertaining. A paved patio area has steps which lead to an artificial lawn, whilst a porcelain tiled seating area houses a hot tub with wooden gazebo over, creating a superb outdoor leisure space. In addition, there is a summer house with power and lighting, offering an ideal garden room, home office or entertaining space. Steps to the side provide access to the detached double garage via a courtesy door, whilst a timber gate offers convenient access to the front of the property.

### Double Garage

Up and over double door, rear courtesy door and power and light access.

Tel: 01352 762300

### To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

#### PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

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must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Opening Hours

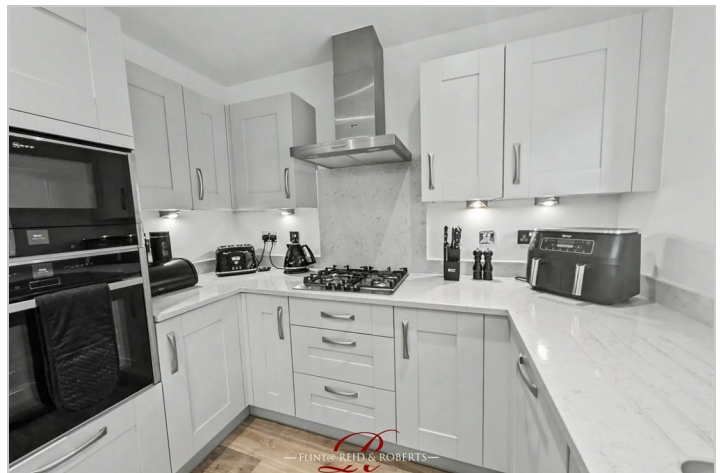
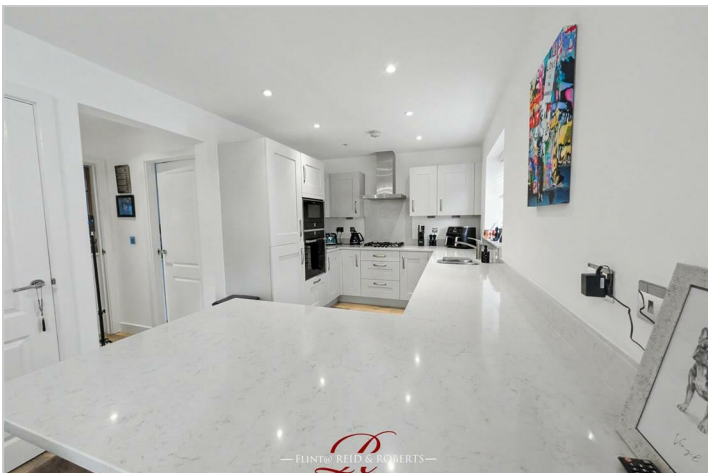
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



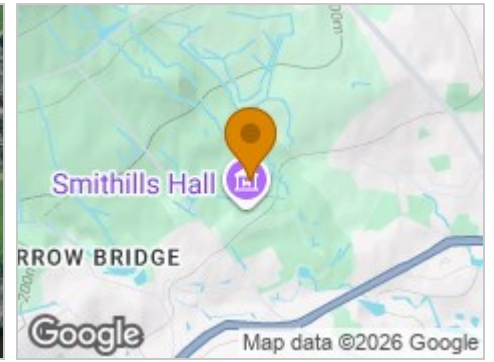
### Road Map



### Hybrid Map



### Terrain Map



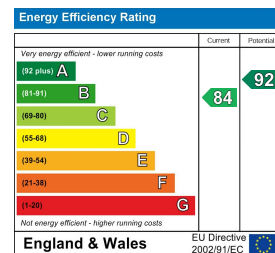
### Floor Plan



### Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

### Energy Efficiency Graph



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