



INDEPENDENT ESTATE AGENTS



1 Jasmine House, Whitsters Hollow, Bolton, Lancashire, BL1 6TY

A significantly extended home positioned in a sizable plot and offering very flexible accommodation. Substantial annex edition, plus double garage and bedroom above. 3 individual reception rooms. Check out the virtual tour.

- LARGE ANNEX EXTENSION
- STUNNING GLAZED ENTRANCE HALL
- QUALITY PRESENTATION THROUGHOUT
- LOCATED CLOSE TO SMITHILLS DEAN ROAD
- SMITHILLS SCHOOL 0.2 MILES
- ADDITIONAL BEDROOM ADDED ABOVE DOUBLE GARAGE
- GENEROUS PLOT
- LARGE DRIVE WITH ELECTRONIC GATES
- EXCELLENT ACCESS TO THE AMENITIES ALONG HALLIWELL ROAD
- CHECK OUT THE VIRTUAL TOUR OF THIS SUBSTANTIAL DETACHED



£695,000

1 JASMINE HOUSE, WHITSTERS HOLLOW, BOLTON, LANCASHIRE, BL1 6TY

An early viewing is strongly advised for this thoughtfully designed and significantly extended family home. Our clients have owned the property from new and have both extended and adapted the accommodation as the family dynamic has evolved.

The original layout boasts generous proportions and opens with a stunning glazed hallway. The significant additions include an Orangery, large annex with kitchen area, shower room, and a large bedroom spanning the width of the double garage.

Despite the extensions, the property has managed to retain a well-proportioned garden and the home has been maintained to an excellent standard.

For those parties seeking flexible accommodation, potentially to accommodate multi generation living, we feel the configuration offers fantastic potential.

The sellers inform us that the property is Freehold

Council Tax Band G - £3,568.48

THE AREA

The Area:

Situated to the entrance of this popular and highly regarded development which is located just off Smithills Croft Road. This pleasing area plays host to a wide selection of homes and enjoys excellent access to the surrounding countryside.

A simple glimpse that a satellite image will display the abundance of green open space on offer. The nearby Smithills Estate has recently been purchased by The Woodland Trust who are heavily investing in the maintenance, facilities and sustainability. We see this as a great positive for the general environment within this postcode.

In terms of family friendly characteristics, Smithills school is just 0.2 miles away whilst the number of primary schools and nurseries serve the area.



ROOM DESCRIPTIONS

Ground Floor

Porch

Porch and DSWC

Porch and DSWC with the dswc measuring 7' 11" x 3' 2" (2.41m x 0.97m) Handbasin, w/c, tiled to the walls and floor.

Hallway

16' 3" x 11' 3" (4.95m x 3.43m) Galleried landing up to 13'9. Timber floor, heavily glazed.

Reception room 3

9' 4" x 11' 5" (2.84m x 3.48m) Versatile, play room, study, snug. Window to front. Fitted.

Reception 1

18' 8" x 14' 4" (5.69m x 4.37m) Feature fireplace. Opens to reception 2

Reception 2

10' 2" x 11' 8" (3.10m x 3.56m) Vaulted ceiling, rood lights and rear windows.

Dining kitchen

18' 7" x 14' 3" (5.66m x 4.34m) Integral dishwasher, microwave, space for fridge and gas range.

Orangery

9' 11" x 19' 3" (3.02m x 5.87m) Vaulted ceiling and rooflights plus bi-folding doors.

Anex

Annex main room

30' 3" x 13' 11" (9.22m x 4.24m) Rear window and door to rear garden, vaulted ceiling with roof lights. Individual entrance door. Kitchen area with breakfast bar.

Utility

5' 9" x 9' 6" (1.75m x 2.90m) Sink and space for appliances.

Annex shower room

7' 2" x 5' 7" (2.18m x 1.70m) Shower, w/c and hand basin, Window.

Bedroom above garage

18' 0" x 18' 0" (5.49m x 5.49m) Head height 7'9

Double garage

18' 2" x 18' 2" (5.54m x 5.54m) Up and over electric doors.

First floor

Galleried lading into the glazed hall.

Bedroom 1

11' 4" x 12' 4" (3.45m x 3.76m) Window to front

En suite

5' 6" x 8' 10" (1.68m x 2.69m) Bath, wc and plus hand basin

Bedroom 2

13' 0" x 12' 3" (3.96m x 3.73m) Rear double

Bedroom 3

11' 0" x 10' 0" to front of robes (3.35m x 3.05m)

Bedroom 4

8' 2" x 10' 8" (2.49m x 3.25m) To the rear

Bathroom

7' 4" x 8' 2" (2.24m x 2.49m) Side windows, shower bath, wc and handbasin. Under floor heating,

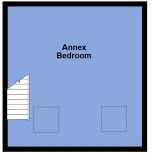
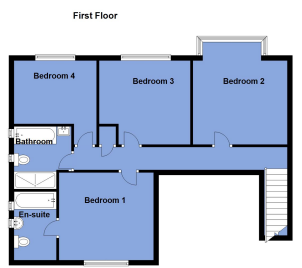
Gardens.

Large drive and garden areas





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Total area: approx. 289.7 sq. metres (3225.8 sq. feet)
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SORT IS AN APPROXIMATE GUIDE TO THE GENERAL LAYOUT.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive	100

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