

— THE MILLER METCALFE —

# Collection

Issue 7 | July 2020

## MAKE YOUR OWN GARDEN decor!

Update your outdoor living space in no time at all with a beautiful all year round hanging bottle garden using up-cycled glass bottles, fake flowers and yarn - page 41

## How to SUMMER FRUIT TART

This stunning tart coupled with a colourful salad will get all the attention at a summer party - page 54

## Summer Stay-cation

### Top 5 UK Holiday Destinations in the UK

Travelling overseas may be off the cards this summer, but that doesn't mean a vacation is out the window! We have put together 5 of our favourite Stay-cation locations you can visit in the UK - page 9

Summer, Garden, Family, Home

and more inside...

*With you every step of the way!*

# Welcome

## TO THE COLLECTION

Hello and welcome to the seventh edition of 'The Collection', our Summer issue.

Firstly, we want to thank you for taking the time to read our magazine. We have put a lot of love and hard work into the creation of The Collection and we hope you love it as much as we do.

We have created The Collection to give our clients a little something extra. We are not just here to sell homes; our goal is to be your one stop shop for all things property. We pride ourselves on the exceptional level of service we provide our clients. So, whether you are buying, selling or simply just curious about property, we are the experts you can trust to get you moving.

The Collection is more than just a property magazine. We created this magazine as a way of offering helpful advice, hints and tips, property market updates and the latest interior design trends all in one place. As well as all this, we wanted to find new, innovative ways of advertising our properties and giving our vendors another platform to maximise the exposure of their home.

We are proud to offer our clients an unrivalled platform to showcase their property with The Collection magazine, along with our website [millermetcalf.co.uk](http://millermetcalf.co.uk) which receives an average of over 5,000 views per day\*, premium listings on Rightmove, professional photography as standard, our social media presence and advertising on over 35 property portals.

We hope you will enjoy the experience of reading 'The Collection'.

If you love 'The Collection' as much as we do and want to keep updated on our next edition, you can subscribe via our website.

\*Website visits taken from google analytics for [millermetcalf.co.uk](http://millermetcalf.co.uk).



# EXPLORE THE *Collection*

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EXPLORE THE  
*Collection*

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THE GREATEST  
THREAT TO OUR

# Planet

IS THE BELIEF THAT SOMEONE ELSE WILL

# save it!

## Miller Metcalfe for Life Beyond our Backyard

Our customers are at the centre of everything we do. We are passionate and dedicated to providing customer excellence at every step of your journey!

We are proud of the outstanding way in which we invest and engage with our people. As a result, our team are driven and focused on providing customers inside and out with an outstanding Miller Metcalfe experience.

### OUR WIDER WORLD VALUES

Our ethos and what is important to us as a business goes beyond the service we provide and our local community.

Miller Metcalfe supports sustainability and worldwide environmental and wildlife charities.

At Miller Metcalfe we believe it is crucial to protect and preserve our global home.

We have a responsibility to our world, to preserve and maintain our habitat and live in harmony with our environment.

It is of paramount importance to understand what we can do locally to make an impact globally.

It's our world  
Like it, Live it, Love it



# WELCOME TO *Bolton*



Bolton is a town in Greater Manchester in the North West of England. A former mill town, Bolton has been a production centre for textiles since Flemish weavers settled in the area in the 14th century, introducing a wool and cotton-weaving tradition.





# FERN CLOUGH

## BOLTON

PRICE  
**£625,000**



A rare opportunity to purchase this four/five bedroom family home. Properties on this cul de sac have never been up for sale and still occupied by the original owners from when they were built. The cul de sac is small and quiet with two similar dwellings, nestled in a secluded location. This breath-taking detached property stands at the head of a cul de sac and sits on a large generous plot, providing ample off road parking and well maintained gardens that wraps around the property. Internally the accommodation offers exceptionally well-proportioned living space and briefly comprises of entrance hall, spacious lounge, dining room, all year round conservatory overlooking the generously sized gardens, downstairs shower room, kitchen with a dining area. Door to a utility with access to the double integral garage and an office/5th bedroom. To the first floor there is a spacious landing, family bathroom, four double sized bedrooms, the master has an en-suite and a walk in wardrobe. The property has been lovingly maintained over the years and has been re-configured and extended by the current owners. Your early viewing is highly recommended to appreciate the size, gardens and condition of this lovely home.





# MARKLAND HILL BOLTON

 3  
 5

PRICE  
**£450,000**

**\*\*VIEWING TOUR AVAILABLE \*\* NO CHAIN WITH VACANT POSSESSION \*\***

An outstanding five bedroom abode in a highly desirable area of Markland Hill. The original property dates back 250 years and has been extended creating a versatile living space which would be ideal for a growing family. The property is situated down its own private driveway and is nestled in a secluded location. The deceptively spacious home offers a flowing design with an array of living and social spaces. Markland Hill, Heaton is a prestigious and highly sought after address, well placed for a host of local amenities; Bolton School & Cleveland Preparatory School are in close proximity and ideally placed for commuting throughout the North West. The property briefly comprises of Lounge, Dining room, Large kitchen/diner and a garage. To the first floor, en-suite to master, and a further 4 double bedrooms and family bathroom.

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OUR TOP 5

# Stay-cation Locations

TRAVELLING OVERSEAS MAY BE OFF THE CARDS THIS SUMMER, BUT THAT DOESN'T MEAN A VACATION IS OUT THE WINDOW! WE HAVE PUT TOGETHER 5 OF OUR FAVOURITE STAY-CATION LOCATIONS YOU CAN VISIT IN THE UK.



## LAKE DISTRICT

Having been hailed as one of the UK's most visited stay-cation locations, the Lake District is known for its incredible lakes, breathtaking views and homely cottages.

A whopping sixteen main bodies of water make up the park's lakes, surrounded by stunning walking routes, natural history and its charming lakeside communities such as Bowness-on-Windemere and Keswick.

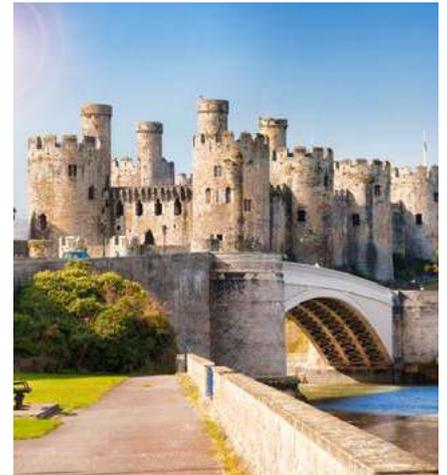
It truly is a great location for those looking for both a relaxing and active break with a huge range of activities to enjoy,



## THE NORFOLK COAST

This stunning county now has six Blue Flag beaches to boast about! This means that they all boast the highest quality of water to take a dip into! One of the most famous being Holkham Beach. Along with its long stretches of immaculate sand to walk through and play in, it is also part of the biggest Nature Reserves in the country!

It is also home to some of the prettiest villages in the UK with lovely little high streets to enjoy some shopping!



## NORTH WALES

Celebrated as one of the UK's beauty spots, North Wales has always been known for its stunning landscapes, from its rolling, rugged land, historical castles to its picturesque chocolate box villages.

It is here where you'll find one of Britain's most loved National Parks; Snowdonia, the spectacular island of Anglesey, Welsh coastal towns such as Conwy and family holiday favourites like Llandudno and Colwyn Bay.



## DEVON

Surrounded by dramatic coastal cliffs, sweeping moors and stunning beaches, Devon is a great place to visit! Its coastal areas are a dream for hikers and those who appreciate breathtaking landscapes. Visitors of the city can take in the magical views of Dartmoor with a trip to the National Park where wild ponies can even be spotted!

It's also a great place to eat out and enjoy restaurants serving local produce and fresh out the sea seafood!



## CORNWALL

Cornwall, with its beautiful beaches, incredible wildlife, outdoor pursuits and rich heritage is one of our favourites on the list.

Boasting some of the best beaches, from the surfing paradises on the North coast to the unspoilt coves of the Land's End Peninsula, there is something for everyone.

Dolphins, Basking Sharks, Seals and Starfish are just a few of the marine life on offer! There is also the opportunity for wildlife enthusiasts to enjoy wildlife spotting, including vibrant birds and wild deer!

For those after a more action-packed stay, coastal walking, horse riding and sailing are just a few of the many exciting things to do!



**CHOOSE AN AGENT  
WHO GUIDES YOU**  
*every step  
of the way*

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*Thinking of selling?*

**WE'RE OFFERING VIRTUAL  
AND HOME VISIT VALUATIONS**

Wherever you are going on your journey, we are with you every step towards your dream. Due to the recent outbreak of COVID-19, we are now giving you the option of home visit or virtual valuations, avoiding any delay in getting your property sold.



No1 Agent  
For Sales &  
Listings



Instant  
Property  
Matches



Dedicated  
Customer Care  
Team



Over 125  
Years  
Experience



Advertise on  
over 35 Property  
Portals

**BOOK YOUR VIRTUAL OR HOME VISIT VALUATION**

**54,000+**

PROSPECTIVE BUYERS  
ON OUR DATABASE

**100,000+**

WEBSITE VISITS  
PER MONTH

**8,000+**

FOLLOWERS ON  
SOCIAL MEDIA



MAKE THE MOST OF YOUR  
*Outdoor Space*  
THIS SUMMER



## OUTDOOR FURNITURE AND ACCESSORIES

There are plenty of online outlets and stores selling a huge variety of different garden furniture style and colour options. Keep an eye on local businesses and thrift shops, you may be able to find a bargain or unique gem that pulls the entire outdoor space together!

Pillows are a great accessory to add to your seating area, as they not only ooze comfort but also make the space look as cosy as the living area inside your home. Outdoor pillows are usually filled with lightweight polyester stuffing and many are even made from weather resilient fabric, which means they won't fade as badly in the sun and can withstand the retention of water.

## DO YOUR RESEARCH

Take time and browse online, Pinterest and Instagram are great places for interior inspiration. If you're feeling a little bit more creative, try creating a mood board of images, styles and colours that inspire you.

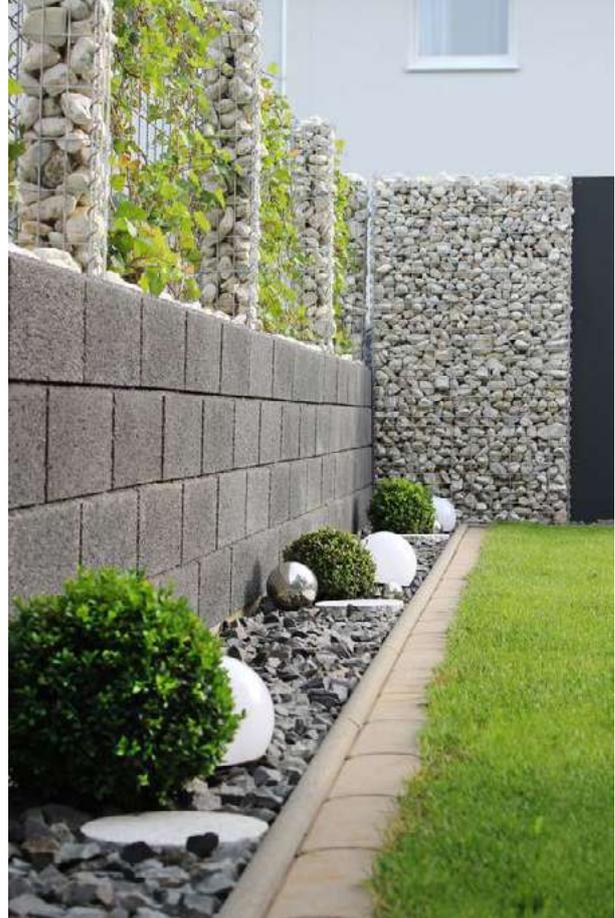
To create an outdoor mood board, consider an outdoor colour theme. Do you want to keep it clean and simple with whites and greens or would you prefer a more exotic vibe with oranges and reds?

You also want to establish a purpose for your outdoor space. Not only does it need to look good and stylish, it also needs to be functional! Do you want your outdoor space to relax? To entertain? Or is it for the children?

## WALLS, LIGHTING & FLOORING

You wouldn't leave your house walls bare so why would you leave your outdoor space bare? Use mirrors, frames and art pieces to add a pretty aesthetic. Lighting is also key to creating your desired atmosphere, whether you want a zen feel, or an outdoor bar feel, solar lights, string lights, lanterns and neon sign lights all create different moods for your outdoor space.

Outdoor rugs, fake grass and inexpensive DIY decking tiles can transform the cold stone floors, not only will focusing on the flooring make a significant difference to the look of your outdoor space, they are made to withstand harsh weather and of course provide a soft place for bare feet to rest elevating to much sought-after cosy vibes.



## POTS & PLANTS

Nature completes any outdoor space. It is very tempting to buy something based on impulse or looks without considering whether it will thrive in your space. Always keep on top of pruning, watering and feeding. A little bit of TLC can go a long way!

When choosing your pots, stick to a theme, don't mix and match, try to stick to one colour palette and style and give the plants the opportunity to shine!

Why not get the whole family involved in the garden with hands-on fun and grow your own fruit, veg and herbs! You don't have to have a huge outdoor space, even a small space can produce a sizeable amount.

## TREAT YOUR OUTDOOR SPACE LIKE ANOTHER ROOM

Your outdoor space should be a natural extension to your home, meaning, you should consider the theme, concept and aesthetics of your home interior and bring that outside.



# RIVINGTON ROAD

## BELMONT, BOLTON

PRICE  
**£850,000**



Moorview, is a bespoke family home built from new just 12 years ago, boasting over 5000 square feet and situated in the charming village of Belmont. Positioned on the edge of the moors with stunning scenery, including reservoirs and open fields. Standing proudly on a fantastic plot the property is set out over three floors, boasting six bathrooms, six bedrooms and five living spaces. Ideal for families with teenage children who want their own independence, or for those who like to accommodate guests, as two of the bedrooms have their own separate living room and en-suite shower room. Contemporary bathrooms, high quality breakfast kitchen and well manicured gardens. The area of Belmont is situated on the outskirts of Bolton, surrounded by stunning open countryside, with local amenities, including those within the village of Belmont, the village of Egerton, country pubs and restaurants, well renowned schools and motorway networks.



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# EDGE LANE

## TURTON, BOLTON

 2  
 3

PRICE  
**£550,000**

Turton Manor Barn sits in approximately 1.2 acres of gardens with breathtaking views. This is arguably one of the most delightful settings around. This stunning setting is captured beautifully from inside this converted stone barn conversion. Situated at the end of a private lane, this substantial three bedroom semi detached property was converted in 2001 by the current owners with no expense spared with quality fittings and attention to detail throughout. The stone flooring to the entrance dining room, with mezzanine landing overhead, original beams and cast iron wood burner in the lounge, large open plan kitchen diner, beautiful bathroom with central roll top bath, three good sized and well presented bedrooms, contemporary shower room, utility room and an office on the second floor. This property has the wow factor and must be seen to appreciate the internal accommodation as well as the amazing views that surrounds the property.



# 5 EASY WAYS TO HAVE A *Sustainable Summer*

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## 1. RE-THINK FAST FASHION

Cheap clothing produced by big brands in huge volumes is a huge contributing factor to CO2 emissions. Not only that, the additional environmental risks that come along with it include textile waste and water pollution from toxic dyes and chemicals. Instead, try up-cycling your clothes. Cut up an old pair of trousers and make them into a pair of summer shorts, or take an old plain t-shirt and make it into a tank top... the possibilities are endless!

Vintage and thrift shopping has also become increasingly popular in 2020, more than ever before, so think twice before throwing items out and filling a landfill. Instead, resell to a local market or donate to a charity shop. If you're looking for a new top? Head out to your local thrift shop... we promise you won't be disappointed!

## 2. GROW YOUR OWN

There are many environmental issues that come with purchasing huge volumes of supermarket food, from the plastic packaging it is sold in, the potentially toxic herbicides and pesticides used in the growing process, to the distance it has had to travel from farm to shelves.

Growing your own fruit, veg, salads and herbs is a great way to reduce your carbon footprint, not only does it taste better, it's healthier and can even work out much cheaper than purchasing directly from a supermarket.



### 3. UNPLUG

Put away your phone, laptop and games consoles, even if it's for a few hours in the day. We all have the habit of checking our devices multiple times a day! Try to relieve yourself from the stresses of the social media world and have time to be present and perhaps even try some greener activities.

### 4. NO MORE PLASTIC BOTTLES

Single-use plastic water bottles are the main contributor to pollution, ending up in landfills and never getting recycled. Although it is incredibly tempting, especially with the weather hotting up, avoiding purchasing plastic bottles this summer is a simple way to begin reducing your carbon footprint.

### 5. SUNSCREEN

A lot of sunscreens contain a type of minuscule plastic called microbeads. These microbeads cause damage to the ocean, human health and the environment. They also tend to absorb harmful toxins which end up in the marine food chain.

In recent times, a huge volume of awareness has risen about this issue resulting in many plastic-free alternatives becoming available to purchase! A quick internet search will reveal a huge range of affordable alternatives.



# PRINCESS ROAD

## LOSTOCK, BOLTON

PRICE

**OIRO £799,950**



\*\*\*NO CHAIN\*\*\*

If you are looking for a stunning detached home of the highest calibre, with accommodation of epic proportions and with superior living space, finished to the most exacting of standards, your search may be over. Situated upon one of Bolton's most premier roads, Westrees is a breath-taking property that has been systematically upgraded by the current owners to the highest of specifications, providing well-proportioned living space that is ideally suited to modern executive lifestyles and simply must be viewed in person to be fully appreciated. Situated within generous, private gated grounds, the location is within easy access to both Cleveland's and Bolton private schools and is well placed for major transport links, making it the ideal choice for those looking to commute into Manchester and across the North West. Rarely do homes of this quality come to the market in such prestigious locations and only by internal inspection will buyers fully appreciate the size, setting and finer features. An early viewing is strongly advised to avoid disappointment.



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# CHORLEY NEW ROAD

## LOSTOCK, BOLTON



7

PRICE ON APPLICATION



6

**£2,700,000**

Sitting within its own stunning private gated grounds and boasting exceptionally spacious and highly versatile living space of epic proportions, Thorncliffe is a truly outstanding, individual period detached home of the highest calibre that simply must be viewed internally to be fully appreciated. Having been subject to an ongoing schedule of refurbishment by the current owners, with no stone left unturned in the pursuit of absolute luxury, this is certainly a property not to be missed. The location is one of Bolton's most premier settings, with in easy access to a host of amenities including both Bolton and Cleveland's private schools and is well placed for major transport links, making it ideal for commuting into Manchester, Media City and across the North of England. This beautiful property has it all and more, perfectly blending period character charm with a cutting edge contemporary finish. Rarely do homes of this size and quality come to the market and as such, an early inspection is strongly recommended.

GREAT NEWS FOR BUYERS:

# Stamp Duty Holiday

ANNOUNCED



FROM 8TH JULY 2020 UNTIL MARCH 31ST 2021, HOMEBUYERS WILL NOT PAY STAMP DUTY ON HOMES COSTING UP TO £500,000, CHANCELLOR RISHI SUNAK ANNOUNCED IN A STATEMENT MADE TO MITIGATE THE ECONOMIC CRISIS CAUSED BY CORONAVIRUS.

## WHAT IS STAMP DUTY?

Stamp duty is a tax paid by people buying a property or piece of land. In England and Northern Ireland, buyers are liable to pay stamp duty when purchasing a residential property, or piece of land costing more than £125,000. This tax applies to both freehold and leasehold properties, whether you are purchasing outright or with a mortgage.

The rate you pay depends on the property type, price and whether you are a first-time buyer. Exemptions apply for first-time buyers, who don't have to pay stamp duty on the first £300,000, as long as the property doesn't cost more than £500,000.

## WHO PAYS STAMP DUTY AND HOW MUCH?

- In England and Northern Ireland, stamp duty is paid on land or property sold for £125,000 or more.
- You pay nothing on properties purchased for up to £125,000.
- 2% on a property between £125,000 - £250,000.
- 5% on a property between £250,000 - £925,000.
- 10% on a property between £925,001 - £1.5m.
- 12% on any property valued over £1.5m.
- The rate you pay depends on the property type, price and whether you are a first-time buyer.

For example; someone spending £248,000 - the average cost of a house - would pay £2,460 (2%) in stamp duty.

## WHAT HAS CHANGED & HOW WILL IT WORK?

The government has increased the lower stamp duty threshold to £500,000 for property sales in England and Northern Ireland, this will come into effect immediately. This means that any property purchased below the new level will not need to pay stamp duty, as long as the deal is completed before 31st March 2021. These rates apply whether people are purchasing their first home, or moving up or down the property ladder, however, if you are a landlord or purchasing an additional home, you will still be required to pay stamp duty.

The change is aimed at helping those who have taken a financial hit because of the coronavirus crisis.

Mr Sunak stated:

*“uncertainty bounds the market- a market we need to be thriving, we need people to feel confident”*

*“the average stamp duty bill will fall by £4,500 and nearly nine out of 10 people buying a main home this year, will pay no stamp duty at all”*

## HOW MUCH CAN A BUYER SAVE?

The more you pay - (up to the new £500,000 threshold) the more you can save on stamp duty costs.

Before the stamp duty holiday, if you purchased a home for £275,000, the stamp duty costs you'd pay would be £3,750. This figure is based on 0% duty on the first £125,000, 2% on the next £125,000 (£250,000) plus 5% on the final £25,000 (£1,250).

## WHO WILL BENEFIT FROM THE STAMP DUTY HOLIDAY?

The stamp duty holiday is great news for buyers, estate agents and developers after the property market was bought to a halt by the coronavirus crisis. Rishi Sunak's move will benefit those buyers at the lower end of the housing market, allowing for significant savings. Others, for example, first-time buyers will see no change, as they have been exempt from this property tax since 2017, which helped around 214,000 buyers purchase a property in 2018/19.

Sales that are exempt from stamp duty have gone up from 16% to 89% - up 73%. This change is estimated to save homeowners a total of £3.8 billion, with 9/10 transactions no longer paying stamp duty.



# OLD FOLD ROAD WESTHOUGHTON

OFFERS OVER  
**£700,000**



2

3

Are you looking for a stunning four/five bedroomed new build detached home with accommodation of epic proportions and with superior living space, finished to the most exacting of standards located in a breath-taking semi-rural location? Look no further. The Stables is a spectacular property that has been constructed to the highest of specifications, providing awe inspiring living space that is ideally suited to modern executive lifestyles that is rarely found at this price level. Situated within generous, private gated grounds, the location is surrounded by superb open countryside yet within easy access for a host of amenities and well placed for major transport links, making it the ideal choice for those looking to commute. Only by internal inspection will buyers fully appreciate the sheer size, setting and finer features of this most impressive new build detached home and with the added benefit of No Chain involved, an early viewing is strongly recommended to avoid disappointment.



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# DO YOU KNOW THE *value of your property?*

A comprehensive property valuation will provide you with expert insight about the current value of your home.

But, did you know that getting a valuation can also help you in a variety of other ways?

## RE-MORTGAGING

An updated valuation can help you to calculate your loan-to-value (LTV) ratio if you are thinking of refinancing.

## RELEASE EQUITY

It can help you to understand how much equity you could release for renovations or purchasing another property.

## INVESTMENT

We can offer insights into how to maximise your returns in the long and short term.

So, whether you're thinking of selling now, or you're just curious to know the value of your property, we offer expert, impartial and friendly advice.

[GET YOUR INSTANT ONLINE VALUATION](#)



# Take the first step...

It has never been easier to find out how much your property could be worth.



*Step 1*

Enter your postcode



*Step 2*

Enter no. of bedrooms



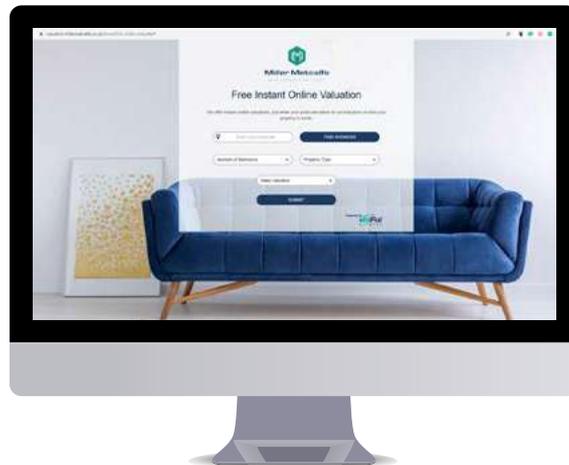
*Step 3*

Enter your contact details



*Step 4*

Get your instant quote!



*Takes less than  
60 seconds*



**GET YOUR INSTANT ONLINE VALUATION**



**Miller Metcalfe**  
P R E S T I G E

*Matching people &  
property since 1891*



## Miller Metcalfe P R E S T I G E

# Welcome to our Prestige Service

We have over 125 years experience and expertise in the property market and our Prestige team have been specially selected for their passion for service. We guarantee that our team of locally based professionals will exceed your expectations.

We have grown to become a multi-branch enterprise, covering the whole of the North West. Whilst maintaining the values and personal service our clients have come to expect. Handling an exclusive property portfolio on behalf of a broad client base, our principle activities involve the sale and purchase of luxury residential homes, across the North West.



Personal  
Relationship  
Manager



Extensive  
Active  
Database



Professional  
Photography



Feature in  
The Collection

FIND OUT MORE

WELCOME TO

# Bury



Bury is a town in Greater Manchester, England, on the River Irwell, East of Bolton and North West of Manchester. Bury is known for its open-air Bury Market and the traditional local dish, black pudding. The Manchester Metrolink tram system has a terminal in the town.





# BROOKTHORPE MEADOWS WALSHAW, BURY

OIRO  
£1,000,000



Luxury stone built residence enjoying a perfect balance of period traditional charm coupled with a tasteful contemporary finish. This stunning property is situated on an exclusive gated development of three individually designed homes, in the sought after village of Walshaw. There are a range of local amenities including popular schools, shops and public houses, great transport links with the metrolink into Manchester and the motorway network within a short commute. The highly versatile accommodation is set over three floors and extends to over 5000 sq foot, with the potential to have a completely self-contained annexe. Externally there is a large driveway to the front leading to a detached double garage accessed via electric up and over doors. To the rear there is an extensive stone terrace leading to a formal lawn overlooking adjoining open fields. This property is offered with no onward chain, viewings come highly recommended to fully appreciate this beautiful home.





# GREENMOUNT DRIVE

## GREENMOUNT, BURY



3

5

OFFERS OVER  
**£800,000**

Absolutely amazing and spacious detached family home, located in the heart of Greenmount village in a prestigious road on a well known cul de sac. This prestigious property has been extended and presented to a very high standard throughout with open aspect to the rear. The property is very imposing and simply must be viewed to be fully appreciated. The large accommodation comprises of entrance hallway with 'rock' door and solid wood flooring leading into the beautiful reception rooms. The lounge has windows to the front, screened with plantation shutters, perfect open plan kitchen/dining room and sitting room with bi-folding doors to the rear, spacious utility room, boot room and guest wc. The stunning gallery landing leads to both sides of the property. The master bedroom has a dressing room and a large and luxury en-suite, in addition, there are four double bedrooms, bedroom two has an en-suite and plus an additional family shower room. At the front of the property there is a double driveway providing ample off road parking and leading to a garage. At the rear of the property there is a low maintenance garden with astro turf, well stocked borders and patio areas.

 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)

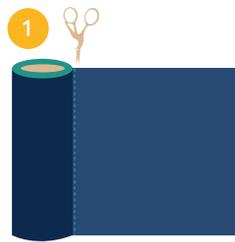




## HOW TO

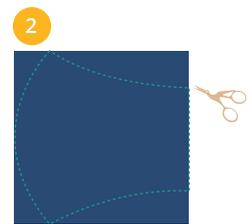
# Fabric Mask

Making a DIY face mask has become the top stay-home activity during the coronavirus outbreak – whether it's for your own personal use or even to donate to local healthcare facilities, we have put together a quick and easy step by step guide to help you make your own durable mask.



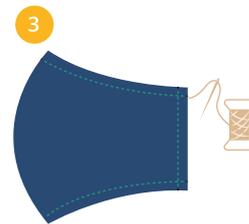
### STEP 1

Cut two pieces of fabric of 14.5 x 14.5cm.



### STEP 2

Cut two pieces of fabric, like the outlined shape.



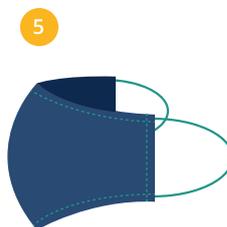
### STEP 3

Sew the outlined edges.



### STEP 4

Join the two pieces together.



### STEP 5

Sew the elastic at the edges.



### FINALLY...

Make sure your mask covers both, your nose and mouth.

NO ONE  
KNOWS  
BOLTON  
BETTER



**Miller Metcalfe**

BUSINESS • RETAIL • INDUSTRIAL





**Miller Metcalfe**

BUSINESS • RETAIL • INDUSTRIAL

## SALE OR LET OF COMMERCIAL PREMISES

Miller Metcalfe is a commercial, valuation, development and investment agency and forms part of a large multi-disciplinary property business. The Commercial department is well established across Greater Manchester and Lancashire and ensures optimal service levels and professionalism. Each staff member prides themselves on offering high quality and timely advice. Coupled with a wide scope of consultancy work.

We build a rapport with businesses, councils and property investors throughout the region. As a result, we have gained business both in terms of new property listings and relationship building with purchasers. We are now growing an already successful department throughout the North-West. Based on our reputation for excellence and ensuring that rigorous standards are maintained in all the work we undertake.

The Services we offer include:



Office,  
Industrial and  
Retail Agency



Land and  
Development



Investment



Valuation

[FIND OUT MORE](#)

WELCOME TO

# Chorley



Chorley is the gem amidst the Northern industrial centres of Preston, Blackburn, Bolton and Manchester. Getting from Chorley to just about anywhere is incredibly easy thanks to its location at the intersection of the M6, M61 and M65 motorway network.





# OLDE STONEHEATH COURT

## HEATH CHARNOCK

PRICE

**OFFERS OVER  
£500,000**



If you are looking for a stunning detached stone built home of the highest calibre, finished to the most exacting of standards, located upon a fabulous executive development surrounded by beautiful open countryside, your search may be over. Situated upon a wonderful private development of similar stone built homes. This breath-taking property has been owned from new by the current owners and over time been extended and upgraded to the highest of specifications, providing well-proportioned living space that is ideally suited to modern executive lifestyles and simply must be viewed in person to be fully appreciated. This property is modern but retains many original features such as a circular stained glass windows with stone surrounds, feature beams and mullion windows. The location, although appreciating a feeling of rural seclusion is within easy access to all the amenities that both Bolton and Chorley town centres has to offer and is well placed for major transport links, making it the ideal choice for those looking to commute into Manchester and across the North West. Rarely do homes of this quality come to the market in such prestigious locations and only by internal inspection will buyers fully appreciate the size, setting and finer features and an early viewing is strongly advised to avoid disappointment.



# PROPERTY MARKET

# Boom!

**WE HAVE HAD A RECORD-BREAKING MONTH HERE AT MILLER METCALFE, WITH PROPERTIES FLYING OFF THE MARKET IN AS LITTLE AS 24 HOURS!**

The recent pandemic brought with it a lot of uncertainty in regards to the effect it would have on the property market. Since the restart of the industry on 13th May, we have seen unprecedented demand from buyers and sellers to start their property journey.

## THE RESULTS SPEAK FOR THEMSELVES

In June & July...

**736**

VALUATIONS BOOKED

**313**

PROPERTIES LISTED

**263**

PROPERTIES COMPLETED

**1050**

OFFERS TAKEN

**3828**

VIEWINGS BOOKED

**WITH RECORD-BREAKING FIGURES, NOW IS THE BEST TIME TO GET YOUR PROPERTY ON THE MARKET!**

**BOOK YOUR VIRTUAL OR HOME VISIT VALUATION**





**Miller Metcalfe**

WHY SETTLE FOR LESS?

## PAINTING THE TOWN BLUE SINCE 1891

Choose Miller Metcalfe Estate Agents if you're looking to buy or sell residential property in the North West. We offer a free virtual and home visit property valuation!

Miller Metcalfe Estate Agents are proud to have a team of experienced property experts across the North West who have an in depth knowledge of the property market. Our expertise covers sales, auctions, conveyancing, prestige, financial services and commercial properties. As an independent estate agency based around the whole of the North West, we have the freedom to make high standards of customer service our priority.



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No Fee



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WELCOME TO

# Culcheth



At just 6 miles North-East of Warrington, Culcheth is a popular place to live and is packed full of amenities to serve the needs and interests of residents of all ages.

These include a library, village hall hosting various community events, two supermarkets, several pubs and a wide range of independent businesses including restaurants, cafés and takeaways.



# TWISS GREEN LANE CULCHETH

PRICE  
**£900,000**



A rare opportunity to purchase a unique detached property, which has been lovingly renovated and updated throughout to an extremely high specification. This charming family home offers modern family living and tasteful decor, with the benefit of generous sized rooms and a generous plot. This beautiful property is perfectly located for families with children, having Twiss Green Primary School situated further along the road and being within the catchment for Culcheth High School. Early viewings are essential to fully appreciate the high standard of presentation, spacious and bright interior and charm that this property offers and to avoid disappointment.



 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)

## YOU WILL NEED

- Glass Bottles
- String or Yarn
- Scissors
- Selection of Flowers
- Screws or Tacks to Hang

MAKE YOUR OWN

# Garden Decor

Update your outdoor living space in no time at all with a beautiful all year round hanging bottle garden using up-cycled glass bottles, fake flowers and yarn.



## STEP 1

The first step is to prepare your bottles ready for making your hanging planters. Soak off any labels and left over glue residue from the bottles in hot water mixed with washing up liquid. Leave them to soak for 5 minutes to ensure easy removal of the labels. You can use all types of bottles, from water bottles, left over beer bottles and even jam jars.

This is a great way of reusing old bottles and creating something beautiful.

## STEP 2

The next step is to pick your flowers. You can buy single flowers from any florists or garden centre or even pick them from your garden.

To prep your flowers, start by trimming off the tip of the stem. The best way to do this is to measure your flower against the length of the bottle, to see how much you will need to cut off. By cutting off the tip of your flowers, they will be able to soak up more water and stay alive for longer.



## STEP 3

Cut off a length of string approximately about 80cm in length, depending on how high or low you want your planter to hang. Start by tying a knot around the neck of the bottle, twisting the string around the bottle 4/5 times and tying again to ensure the bottle is securely attached to the string.

With the leftover string, you can use this to tie your planter to a beam, wire or and hook you desire.

## STEP 4

Now is the final step before your hanging planter is complete. Start by filling the base of the bottle with some water and arranging your flowers to suit your needs.

If you are using artificial flowers, there is no need for water, but you may choose to add some water to give your flowers a realistic feel.

Finally, your planters are ready to hang. Repeat this step to create a stunning garden paradise.





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LAND AND NEW HOMES

WE WORK WITH A WIDE RANGE  
OF DEVELOPERS TO HELP YOU  
FIND YOUR PERFECT PROPERTY





# Miller Metcalfe

LAND AND NEW HOMES

## WELCOME TO LAND AND NEW HOMES

We are pleased to offer a variety of stunning new build properties/apartments to purchase across the North West. Whether you are looking for a secluded cottage situated in the countryside or a luxury apartment in the heart of the city, we have a property for you.

To see what homes we currently have to offer, visit our website  
[www.millermetcalf.co.uk/land-new-homes/](http://www.millermetcalf.co.uk/land-new-homes/)



WELCOME TO

# Wigan & Leigh

Wigan Borough encompasses the two main towns of Wigan and Leigh, which are among a number of smaller towns and villages in the former Lancashire coalfield. With 70 per cent green space, the borough boasts a beautiful Greenheart stretching from Leigh through to Haigh Woodland Park and includes beautiful parks, woodlands, wetlands, canals and green spaces for visitors to enjoy.



# BEECH GROVE

## LEIGH

PRICE  
**£625,000**



Viewing is highly advised to fully appreciate the level of quality on offer with this detached family home which has been extended and improved to the highest standard by the current owners. With four double bedrooms, en-suite shower room, family bathroom, this house would be ideal for a professional or family. The biggest selling point is the well appointed and designed kitchen/diner/family room. Three reception rooms, utility and W.C complete the ground floor. The property is approached over a blocked paved entrance driveway which provides ample off road parking for several vehicles and the benefit of an attached garage. Gardens are to the front and rear. The property is within a short walk of Pennington Hall Park and Gardens and has good access to local schools and access to the A580 East Lancashire Road for commuter routes to Liverpool and Manchester.





# PENDLEBURY LANE

## HAIGH, WIGAN



3

6

PRICE

**£1,000,000**

A historic six bedroom country home nestled on a stunning plot with far reaching views. With a 250 acre country park setting, this stone built detached residence is now available with part exchange and no onward chain. Recently refurbished and renovated to a high standard throughout.

Complete with six bedrooms and five bedrooms. Private gated access to the land. This wonderful plot, complete with stables and outbuildings, stretched over nearly 1.75 acres of land with car reaching views. Samuel Fold Cottage is a magnificent property located deep within the Haigh Hall Country Estate. Accessed via a quiet country lane and historic canal brighe, it has its own private gated entrance with a detached triple garage.



[CLICK HERE TO WATCH OUR MEDIA TOUR](#)

# TIPS ON COPING WITH *Anxiety After Lockdown*



ARE YOU FEELING ANXIOUS ABOUT LIFE AFTER LOCKDOWN? FOR A LOT OF US, THE PAST FEW MONTHS HAVE BEEN SPENT HIDDEN AWAY, IN THE COMFORT OF OUR OWN HOMES, AWAY FROM ANXIETY TRIGGERS THE OUTSIDE WORLD BRINGS. WITH LOCKDOWN RESTRICTIONS SLOWLY BEING LIFTED, MANY PEOPLE WILL BE FEELING ANXIOUS ABOUT LIFE AND 'GOING BACK TO NORMALITY'.

**Whether you are feeling anxious or are searching for some advice on how to cope with life after lockdown, we have put together a few tips to help...**

## TALK TO YOUR LOVED ONES

One of the best things you can do for your health and mental wellbeing is to talk to loved ones around you. Talking to others you trust can ease the worry you may feel about transitioning into normality.

If you have concerns about your children going back to school, contact the school to find out the measures they have put into place to ensure your child's safety. Do the same with your workplace, contact your employer and ask about what support they offer, such as a phased return back, or about the procedure they will be putting in place to transition into a safer workplace.

## GET YOURSELF BACK INTO A ROUTINE

A great way to help ease you back into normality is to begin slowly re-stabilising your old routine. If you are one of the many people who haven't left home often, try taking the first step by getting used to the sounds of the outside world, if anything your body will appreciate the fresh air and exercise and help you burn up any adrenaline and anxiety that has been building up.

## BE CAREFUL WITH WHAT YOU READ

Of course, staying informed and alert with what is going on is important, as feeling well-informed can help with uncertainty, however, it is important to make sure you are getting your information from reliable sources.

If you are feeling anxious or nervous, don't hesitate to take a break from reading or watching the news, instead do things that will boost your morale and mood such as walking, baking, meditation, reading, or chatting to a loved one over the phone.



## REMEMBER THAT YOU DO NOT HAVE TO DO EVERYTHING IN ONE BIG LEAP, THESE THINGS TAKE TIME

Instead, spread things out and implement a phased return to normality. If you have any specific worries such as large gatherings, using public transport or going back to work, try countering these issues by using public transport during less busy times, to get used to the feeling of using public transport again. If you aren't yet ready to interact with people from other households, there is nothing wrong with continuing to social distance and taking the next leap once you are ready.

Remember that it is okay to take longer than others to adjust.

Finally, if you need some additional support to help you get through this challenging period, we have put together a list of a few websites which might help.

[BETTERHELP](#)

[EVERY MIND MATTERS](#)

[MIND](#)

[NHS](#)

[YOUNGMINDS](#)



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Income  
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Insurance

[FIND OUT MORE](#)

# WELCOME TO *Worsley*



Worsley is a beautiful village filled with black and white buildings with a green, busy high street, many restaurants and the prestigious Bridgewater School. With its beautiful landscapes, good public transport links and the Trafford Centre close by, Worsley is the place to live.



# ELLESMERE ROAD MONTON

PRICE  
**£950,000**



Stunning Victorian semi-detached family home situated over four floors approx 3,000 sqft in size. Situated in the much sought after leafy Ellesmere Park area, this beautiful period property offers many original features and has been decorated throughout to the highest of standards, offering walk-in condition. Comprising three reception rooms, a self-contained basement with wine cellar and workshop, guest wc and kitchenette. There are en-suites to two of the bedrooms with a family shower room and a four-piece bathroom. Externally, the extensive gardens surround the property to the front and rear. The mature, private gardens are approximately 200ft in length with a large outbuilding to the rear. Ample off-road parking via a secure gated access. Viewings are a must, as this property will not be on the market for long.



LET'S GET

# Baking

---

## SUMMER FRUIT TART

### METHOD

- Heat the oven to 180C/160C fan/gas 4.
- To make the pastry, put the flour, sugar and a pinch of salt in the bowl or a food processor, then pulse to combine.
- Add the butter and pulse until the mixture resembles coarse breadcrumbs.
- Add the egg yolk and 3 tbsp of very cold water, and pulse until the mixture just starts to combine.
- Tip the dough onto a work surface and use your hands to knead together into a uniform dough.
- Wrap in cling film and chill for 1 hr. (Can be made up to 3 days in advance).
- On a lightly floured work surface, roll out the pastry and use to line a 23cm tart tin. Trim off the excess and chill for 30 mins.
- Prick the chilled pastry shell with a fork and line with a crumpled piece of baking parchment. Fill with baking beans or rice and bake in the oven for 20 mins. Remove the parchment and put the pastry back in the oven for 12-14 mins or until golden. Take out of the tin and put on a wire rack to cool completely.
- To make the filling, put the mascarpone, cream, vanilla and icing sugar in a large bowl and whisk until it just holds soft peaks.
- Spread the cream mixture into the pastry case in an even layer. Decorate with your choice of fruit and use as much fruit as you like.
- Enjoy!

### INGREDIENTS

- 220g plain flour, plus extra for dusting
- 110g unsalted butter, chilled and diced
- 1 tbsp golden caster sugar
- 1 large egg yolk
- 120g mascarpone
- 250ml double cream
- 1 tbsp icing sugar
- 1 tsp vanilla bean paste
- 300g fruit (any fruits of your choice!)





# OLD BOATYARD LANE WORSLEY, MANCHESTER



PRICE  
**£350,000**

IMMACULATLY PRESENTED FOUR BEDROOM PROPERTY WITH PARKING FOR TWO CARS AND NO UPWARD CHAIN IN A SOUGHT AFTER CENTRAL WORSLEY LOCATION! Set over three floors the property comprises: lounge, modern kitchen, downstairs cloakroom, four well proportioned bedrooms, contemporary family bathroom and en suite. Externally the property boasts parking for two cars and a private garden to the rear. Ideally located to offer easy access to the excellent schools and transport links of Worsley.



# Quick Easy & Cheap

DIY PROJECTS FOR THE WEEKEND



**ARE YOU LOOKING FOR SOME QUICK AND EASY DIY TASKS TO DO AROUND THE HOUSE THAT WON'T BREAK THE BANK?**

Decorating tips don't have to be time-consuming and expensive. We've put together a few DIY ideas you can get done over the weekend!



## DE-CLUTTER YOUR KITCHEN CUPBOARDS

There really is nothing more satisfying than cleaning out your kitchen cupboards, throwing out those tins that have been shoved to the back and are now out of date, and finding food that you forgot you even bought! Invest in some pretty mason jars and you can even turn ordinary foodstuffs into a stylish feature!

## PAINT YOUR FRONT DOOR

There's nothing more inviting than a colourful front door, so get to work and surprise your neighbours and guests. Perhaps you want to keep it simple with a neutral shade or you could experiment with classic blues (Pantone's colour of the year 2020) or if you're feeling a little more bold go for tranquil dawn, a beautiful neutral green shade also awarded Dulux colour of the year 2020.

## PUT UP A WALL STICKER

Bring any room to life with a wall sticker, they work especially great in children's bedrooms where they add a fun touch without needing to spend so much on funky wallpaper, the best part is if you don't like it you can peel it straight off!

## SPRUCE UP YOUR STAIRS

Want to give your old wooden stairs a refresh? Try a simple lick of paint in a contrasting colour on the underside, grey and whites look great and clean-cut if you're going for a simple finish, or if you want to be bold why not experiment with greens and blues?

Another option is using decorative stair stickers- these can be applied by yourself onto the front-facing side. You can go as crazy as you like with the colour or keep it simple, you could even get customised prints!

The cost of applying stickers or giving your staircase a lick of paint is much cheaper than carpet or laminate, even if your stairs are completely fine you might want to rip out the plain carpet and go for something a little different!

## GIVE OLD CUPBOARDS A LICK OF PAINT

Old cupboards can make your kitchen or bathroom feel dated and even appear smaller, the expensive way to deal with this issue would be to replace all the cupboards, however, you can actually update your cupboards using just a simple lick of paint.

For wooden cupboards, you can pick a varnish to suit your home or for a more modern touch try chalk paints. If you want to go for a more 'shabby chic' look sand your cupboards before painting them.

Not a fan of cupboard doors? Remove them! Open cabinets not only help a room appear more spacious, but you can go crazy with the mason jars and labelling! make sure to paint the insides of the cupboards a nice bright or white colour.

## RE-TILE YOUR KITCHEN BACKSPLASH

Many people tend to believe that any tiling is beyond their DIY skills, but you would be surprised at how doable it actually is- even if you are doing it alone! The simple way to tile your kitchen walls yourself is with peel and stick tiling, or for a longer lasting look, why not remove your old kitchen tiles and choose from the huge range of tiles that are available online!





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