

— THE MILLER METCALFE —

Collection

LANCASHIRE & CHESHIRE

Issue 10 | March 2021

QUICK AND EASY

Easter Cake Pops

Get the whole family involved and spread a bit of Easter joy with these quick and easy cake pops - page 94.

Spring,
Walks,
Family,
Home

and more inside...

MOVING HOME
DURING A

Pandemic

Don't let COVID put a pause on your moving plans! Here's how we are keeping you safe on your property journey - page 90.

Welcome To The Fylde Coast

Get to know Blackpool and The Fylde Coast!

From things to do to the local property market, here's a run down of why the Fylde Coast is place you could call home - page 20.

SPRING 2021

Colour Palette

With colour trends changing and evolving over time, we have put together a few of our favourites' spring colour trends - page 12.

With you every step of the way!

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 THE COLLECTION

Hello and welcome to the tenth edition of 'The Collection', our Spring Lancashire & Cheshire issue. Featuring an array of some of the most beautiful properties Miller Metcalfe have on the market in the North West right now. Plus local activities and recipes.

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.

If all of that wasn't enough, we have transformed our magazine into your official guide to moving home, with everything you need to know about buying, selling, or even letting your home. With handy checklists, step by step guides and a wealth of information right at your fingertips.

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 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.





EXPLORE THE
Collection

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HARPERS LANE

BOLTON

PRICE

£425,000



*****ONE OF A KIND PROPERTY***FOUR BEDROOM DETACHED WITH ANNEXE***FINISHED TO AN IMPECCABLE STANDARD***IDEAL FAMILY HOME***VERY DESIRABLE & PRESTIGIOUS LOCATION****

Situated on the tree laden Harpers Lane in a striking elevated position, this property is really a hidden gem. Welcome to 106 Harper's Lane. Let's first start with the four bedroom detached property. This wonderful modern abode is situated within a highly popular location, boasting exceptionally well-proportioned and versatile accommodation that is ideally suited to family living. Offering a wealth of charm and modern character which has been combined with high quality fixtures and fittings, the property provides an eclectic mix of old and new. Properties very rarely come to market at this calibre and simply must be viewed in person to be fully appreciated. The generous living space comprises of spacious grand entrance hall, superb lounge with living flame gas burner, open plan kitchen/diner complete the ground floor. On the first floor three good sized bedrooms, a family bathroom. Rising to the second floor there is a spacious master bedroom and en-suite with spectacular views over the local area and beyond. This completes the accommodation. Externally to the front there is a generous sized driveway for 3 cars providing ample parking, a laid to law garden with established plants and bushes. The rear garden is generous in size, private and well maintained. being tastefully landscaped, with established plants, borders and block paved paths.





SMITHY HILL BOLTON



4



5

PRICE

£600,000

Welcome to The Bungalow. This individually designed luxury 4/5 bedroom detached bungalow is set within a fabulous mature gated plot. The property is extremely versatile with exceptionally well proportioned living accommodation, coupled with ample parking arrangements and superb private gardens. There is also a land adjacent to the property entrance which comes as part of the sale with sufficient space to build a 3 bed detached property subject to planning permission and building consent. This property is truly one of a kind and rarely do homes of this type come to the market.

This stunning property is situated down a private drive on a secluded gated plot, just off the sought after Wigan Road. Situated close by to a range of local amenities including popular schools, shops and great transport links. The M61 motorway junction and the local train stop are within 2 miles.



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



IS SPRING THE BEST TIME TO *Sell Your Home?*

SPRING ALWAYS COMES OUT ON TOP AS THE BEST TIME TO SELL A PROPERTY. STATISTICS SAY THAT IT TAKES ON AVERAGE 57 DAYS TO SELL YOUR HOME IN MARCH, AND 58 DAYS TO SELL IN APRIL!



WHY SELL IN SPRING?

Spring is a great time to sell. The festive season has ended, which means less distractions and more time to do everything that has been pushed back.

Not only that, but things also tend to always look much different in Spring. We go from dark gloomy days to being met with an abundance of natural light. The natural light of Spring is bright and fresh, gardens are bursting with life as the new flowers begin to bloom, and the freshly mowed grass is a stunning shade of green – all of which allows for a great opportunity to showcase your home at its very best.

Warm weather also puts people in a better mood and gets them thinking about the future, making them more likely to get out and go property hunting. Families with children also tend to use the Spring to start house hunting, allowing them to tie their move in with the school Summer holidays.



MORE BUYERS SEARCHING

More active buyers searching means more eyes on your property!

Putting your property on the market early to mid-spring allows you to take advantage of the increase in potential buyers during this time of the year. Keep this in mind if you have any work that needs doing on your property, you would be surprised what a simple lick of paint, tidy up of the lawn, or a few necessary repairs can do!

You can speak to some of our property experts to get an understanding of how long it generally takes to sell a property in the local area before putting your property on the market. Miller Metcalfe have 18 hubs across the North West, contact us today. Visit millermetcalfe.co.uk to find your local branch!



HOLLIN HEY FARM

BOLTON

PRICE

£950,000



Hollin Hey Farm is a handsome grade II listed property, featuring a farmhouse dating back to the 1640's, an adjoining two storey annexe, a detached stone barn with planning permission for two dwellings and a 3 acre paddock. Situated in an amazing elevated position, accessed via a private road and appreciating breath-taking panoramic views extending across some of Lancashire's most stunning countryside. Hollin Hey Farm is a spectacular detached farmhouse of the highest calibre, finished to exacting specifications, providing a fabulous and comfortable family home in one of Bolton's most sought-after settings.

This substantial residence is blessed with an abundance of original character features, coupled with a quality modern finish. The location although appreciating a feeling of rural seclusion is in fact within easy access to a host of amenities including well renowned public and private schooling and is well placed for major transport links, making it ideal for those looking to commute into Manchester and across the North West. Rarely do homes of this size and calibre come to the market in locations such as this and an early internal viewing is strongly recommended to avoid disappointment.



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CAPITOL CLOSE

BOLTON

 3
 4

OFFERS IN THE
REGION OF
£320,000

FANTASTIC FAMILY HOMEFOUR STOREYS***ABUNDANCE OF SPACE***MASTER WITH ENSUITE AND DRESSING AREA***CLOSE TO LOCAL AMENITIES AND MOSS BANK PARK*** This well presented four storey townhouse is being welcomed to the market in the sought after area of Smithills. Situated in a small secluded hamlet with similar style dwellings, within walking distance to Moss Bank Park which is made up of 84 acres of open space and lots of beautiful countryside to explore around Smithills and the village of Barrow Bridge. For transport links you are just a short drive to the M61 motorway network and Lostock train station. The property briefly comprises to the ground floor, entrance hallway with stairs to the first floor, access to the integral garage, downstairs w/c, bedroom and utility leading to the rear garden. To the first floor there is a spacious lounge with access to the Juliet balcony - perfect for enjoying summer sun. A modern fitted kitchen with integrated cooker and dishwasher and centre island with plenty of storage.

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SPRING 2021

Colour Palette

One of the easiest ways to update your space for spring is to tweak its colour palette. Whilst colour trends change and evolve over time, we have put together a few of our favourite spring colour trends!





YELLOW

Hailed as Pantone's 2021 Colour of the Year, illuminating yellow is making a huge comeback this season. Described as a "cheerful yellow sparkling with vivacity, a warming yellow shade imbued with solar power". Incorporating the gorgeous shade into your home in small doses is a great way to add a pop of colour and some life to your home this spring. Anything from fresh flowers, throws, cushions to a feature wall if you're feeling brave ...



GREY

Grey hues have been continuously growing in popularity and show no sign of slowing down! Pantone also crowning 'Ultimate Gray' as a 2021 Colour of the Year. "The colours of pebbles on the beach and natural elements weathered appearance highlights an ability to stand the test of time, Ultimate Gray quietly assures, encouraging feelings of composure, steadiness, and resilience," the colour experts write.

Pairing the shade with yellows, whites, blues and other pastel hues works perfectly adding a cheerful spring flair to a home.



BLUSH

Ever since the 'sulking pink' craze began around 2016, blush has remained a trendy year-round colour – gone is its reputation as being a colour used in little girls or teenagers' bedrooms in has come a wave of living rooms, bathrooms and even kitchens stamped in pink hues. It has truly held its reputation and continues to hold its place as a trendy colour to incorporate into your home this spring. Paired with whites, creams and even camel shades it compliments any shade perfectly all whilst adding that cheer of spring into your home.



ASH GREEN

Green Ash is a gorgeous pastel green shade, hailed as an incredibly versatile shade, it has the power to take on many different tones. Pantone describes the colour as being 'restorative and regenerative and relates to nature', which ties perfectly with the increasing trend of open-air leisure, gardening and other outdoor activities that have become popular during the pandemic. Incorporating the colour into your home can add a real fresh and organic feel to your home, perfect for the spring months!

GRAHAM & BROWN

Discover your PERFECT MATCH





HEATON MOUNT

BOLTON

PRICE
£800,000



Finished to the most exacting of standards, this five-bedroom detached Arts and Crafts-inspired home is ideally situated within walking distance of Bolton School and a host of other amenities and major transport links including the M61 motorway and railway networks. This truly stunning property offers a wealth of well proportioned and versatile accommodation set over three storeys and has been designed and finished with family living in mind. Set within its own gated landscaped grounds on the edge of the award-winning Heaton Mount development, this home is packed with a wealth of high specification modern luxuries, including underfloor heating. The accommodation comprises an imposing reception hall, lounge, formal dining room, study, fabulous fitted living kitchen with dining area and stunning open-plan family room, utility, five double bedrooms (the master and guest bedrooms have en-suite facilities) plus a luxury family bathroom. Outside, a gated driveway provides secure ample parking alongside fabulous landscaped gardens and a detached double garage.



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BRADSHAW HALL DRIVE

BRADSHAW, BOLTON

 2
 4

PRICE
£365,000

Miller Metcalfe are delighted to offer for sale this deceptively spacious stone mews family home situated on the much sought after Bradshaw Hall Drive development, which provides easy access to local amenities of Harwood, schools and access to the Jumbles country park. The property briefly comprises entrance hallway, guest wc, dining room, lounge, conservatory and a modern fitted kitchen. To the first floor there are four bedrooms with an en-suite to the master bedroom and a three piece family bathroom suite. Outside there is a driveway to the front with a lawned garden to the rear which provides access to a double garage. Heated by gas central heating system and is double glazed. Internal viewing is essential to appreciate the size of the accommodation on offer. Sold with no upward chain.

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





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 COVID-19 pandemic, 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



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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





BRADSHAW HALL DRIVE BOLTON

PRICE

£525,000



Beautifully presented and substantial four bedroom detached property, occupies an attractive plot with landscaped gardens to the front, block paved driveway and double garage providing ample parking. The lounge and dining room both overlook the front garden with large arch windows. The lounge has double doors leading through to the conservatory. The kitchen is fitted with integrated appliances. There is ample space for dining within the kitchen in addition to the formal dining room. There is a utility room off the kitchen. To the first floor there are four bedrooms, master with en-suite and additional family bathroom.





BLACKBURN ROAD

EGERTON, BOLTON

 3
 5

PRICE
£850,000

Hill House is a beautifully presented, large, detached family home set in a substantial gated plot. It offers a rare opportunity for buyers to purchase a prestigious property in the sought after village location of Egerton. The property is conveniently located for access to all local amenities, including highly recommended schools, restaurants, cafes, pubs, parks and countryside. It is also close to transport links such as Bromley Cross Railway Station, as well as Bolton, Manchester and the motorway network. The spacious and newly refurbished accommodation is perfect for a growing family, and internal viewing is highly recommended to fully appreciate all this property has to offer. The fully modernised accommodation comprises in brief of a large reception hallway, lounge with feature fireplace, sitting room/study, sun room, dining room, stunning breakfast kitchen with Neff appliances and granite work surfaces, guest WC, utility area, amazing gallery landing which is currently used as a games area, five beautifully presented double bedrooms, the master with en-suite and a dressing room, the second bedroom also has en-suite facilities, and a magnificent five piece family bathroom with his 'n' hers wash hand basins. There are private enclosed gardens to the rear, with decked patio areas. To the front are further enclosed gardens, with a large driveway for ample off road parking. There is also a substantial double garage for further parking and storage.



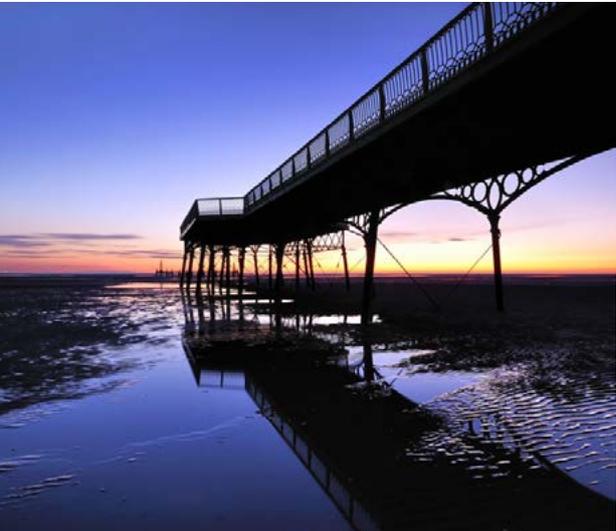
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WELCOME TO
The Fylde Coast

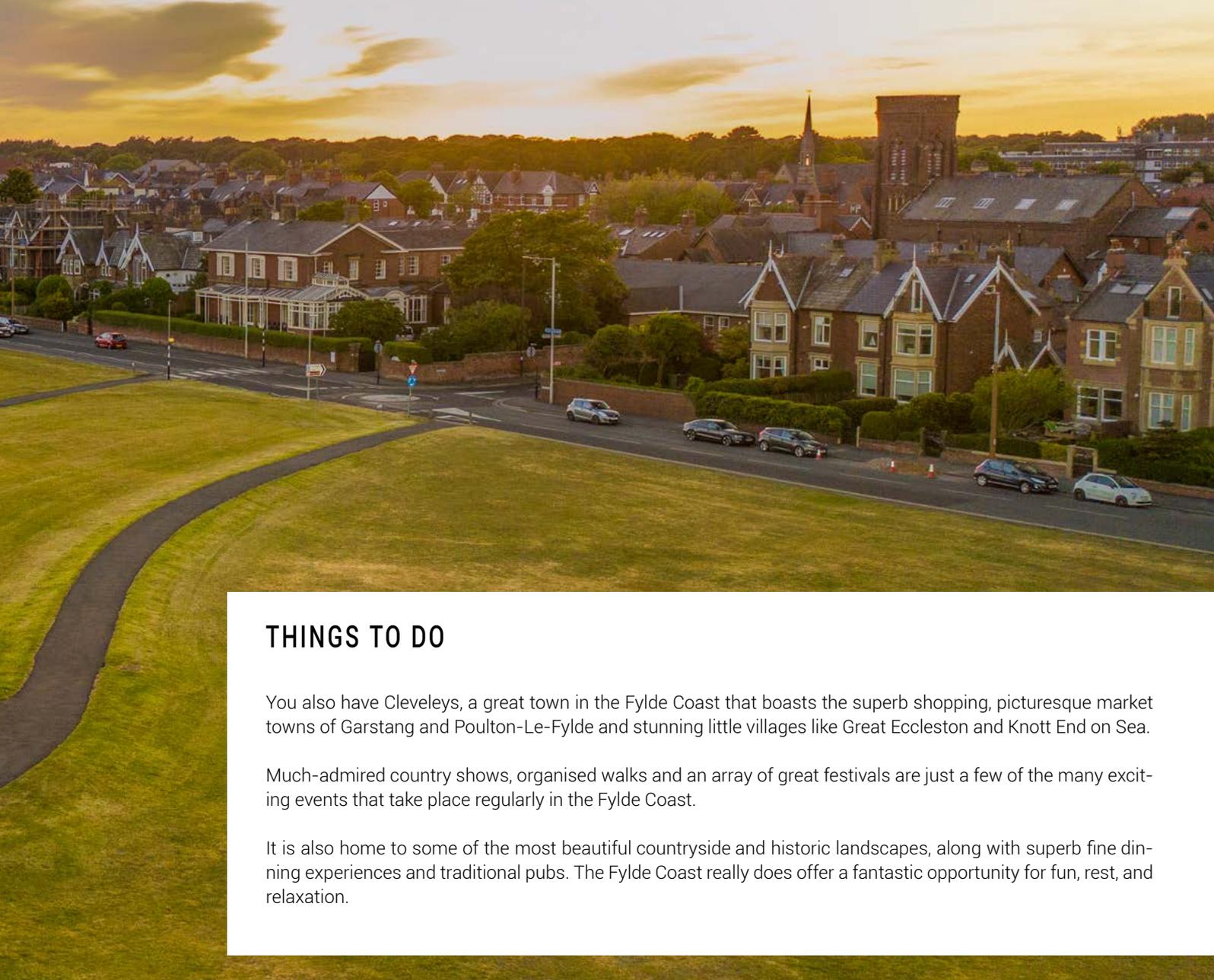
'THE FYLDE COAST' IS A COASTAL PLAIN SITUATED IN WESTERN LANCASHIRE. SURROUNDED BY THE WONDERFUL MORECAMBE BAY TO THE NORTH, THE RIBBLE ESTUARY TO THE SOUTH, TO THE WEST LIES THE IRISH SEA AND THE FOOT OF THE BOWLAND HILLS TO THE EAST.



ABOUT THE AREA

Hailed as being one of the few destinations with such a huge variety of things to do, and places to visit. Each area in the Fylde Coast boasts its own fabulous charm and personality. Perfect for lovers of the outdoors and those who enjoy, walking, cycling, and all different types of outdoor activities, for families with children, couples and even individuals who enjoy both a fun day out or a serene walk along the beach, not to mention the booming nightlife.

From the UK's favourite beach resort, Blackpool is famous for its Tower and Promenade, long stretch beach, theme park, illuminations and family friendly atmosphere to the serene, relaxing coastal resort of Lytham St Annes, perfect for those who enjoy stunning views and walks along the coastline.



THINGS TO DO

You also have Cleveleys, a great town in the Fylde Coast that boasts the superb shopping, picturesque market towns of Garstang and Poulton-Le-Fylde and stunning little villages like Great Eccleston and Knott End on Sea.

Much-admired country shows, organised walks and an array of great festivals are just a few of the many exciting events that take place regularly in the Fylde Coast.

It is also home to some of the most beautiful countryside and historic landscapes, along with superb fine dining experiences and traditional pubs. The Fylde Coast really does offer a fantastic opportunity for fun, rest, and relaxation.

PROPERTY MARKET

Property values in The Fylde Coast have been rising steadily in recent years, with property prices ranging from £60,000 all the way up to £1-2million! Lytham stands out as the coast's prestige property hotspot, with properties boasting price tags of £1m or even more. In the past 12 months, the average cost of a house in Blackpool has increased by 5.85% (£7,326), according to Zoopla. This is the highest increase of property prices in the area, with Cleveleys not far behind with an increase of 5.67%. Other coastal towns such as Lytham & St Annes have also seen an increase of 4.53%. With property prices expected to rise even higher in 2021, now is a perfect time to be considering putting your property on the market.



Mark Ablett

SENIOR VALUER

If you are looking to buy, sell or let a property in the Blackpool or Fylde Coast area, speak to me today on **01253 843 725** or at **blackpool@millermetcalf.co.uk**.



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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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TOTTINGTON ROAD

HARWOOD, BOLTON

 4
 6

PRICE
£575,000

Occupying a prime location on Tottington Road with unrivalled views of Winter Hill and the local countryside, this impressive and unique detached property is situated in a conservation area and sits within an enviable plot of approx 3/4 of an acre surrounded by an array of established trees and hedges, with stables and a sweeping driveway providing ample off road parking with two garages. The property has been extended to create this six bedroom abode that is perfect for a growing family with potential to convert the garage or possibly build a separate dwelling (subject to relevant planning consent). In brief the accommodation has a spacious hallway, two reception rooms, modern fitted kitchen with a range of Bosch appliances, spacious utility room, office and a downstairs cloakroom. To the first floor there are six bedrooms, two of the bedrooms have en-suite facilities and a family bathroom. Viewing on this property is a must to fully appreciate the property and the large plot it sits on.

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OUR TOP SPRING WALKS ACROSS

Lancashire & Cheshire



FROM SHORT, MELLOW STROLLS TO LONG DISTANCE TREKS. PAIRED WITH LONGER DAYS, BRIGHTER WEATHER AND A SURGE OF NEW LIFE SPRING HAS TO OFFER, YOU CAN EXPERIENCE SOME OF THE FINEST VIEWS AND LANDSCAPES IN THE UK.



AUGHTON WOODS

Aughton Woods is positioned alongside the River Lune, perfect for a peaceful walk through the trees and into the beautiful Lune Valley, which has even inspired writers and artists from Wordsworth to Turner. With dazzling carpets of azure bluebells, primroses, wood speedwell, foxgloves and opposite-leaved golden saxifrage coating the nature reserve, a visit during the springtime is a must!



THE GRITSTONE TRAIL

Want to explore the historic towns of Cheshire? The Gritstone Trail is famous for its incredible views over the Cheshire Plain, Welsh Hills and the spires of Liverpool's Cathedrals. Located on the edge of the Peak District, it gives you the opportunity to explore some of Cheshire's beautiful picturesque towns and villages including Bollington, Congleton, Wilmslow and Macclesfield.



NICKY NOOK

This family-friendly walk begins and ends in Scorton, and is incredibly popular with locals. The views are wonderful, with the coast sitting right behind you and even the lakes in sight on a clear day. At the top of Nicky Nook you can see out to the Bowland Fells... a fantastic walk with the added bonus of rewarding views! The route is also dog-friendly, perfect for your four-legged friends!



TEGGS NOSE COUNTRY PARK

Looking for a relaxing spring walk? Tegg's Nose Country Park is a fabulous easy walk accompanied with a gradual hill climb, winding around a 3-mile route through the old quarry works with incredible views of Macclesfield Forest and Cheshire.



BEACON FELL COUNTRY PARK

Beacon Fell Country Park, designed in 1970, it holds the title of being one of the oldest country parks in England. Covering 271 acres of woodland, farmland and moorland and offering stunning views of the Forest of Bowland and Morecambe Bay.

You can reach new heights and be exposed to the most spectacular views as you travel up the summit 266 metres above sea level!

There is also a wealth of wildlife in and around the park, with rabbits and hares regularly spotted... perfect for a wildlife lover!



DELAMERE FOREST

Delamere Forest; renowned for its picturesque scenes, soak up Cheshire's stunning scenery. It is the perfect spring walk for the entire family to enjoy. Spanning more than 950 hectares, it is known as the largest woodland in the county. Described as a sanctuary for wildlife, Delamere Forest is Cheshire's largest area of woodland, including the stunning small tortoiseshell butterfly, white faced darter dragonfly, greater spotted woodpecker, siskin, and southern hawker dragonfly. Aside from the incredible wildlife, it boasts fabulous cycling trails, a café and a picnic area giving the whole family something to enjoy.





GINCROFT LANE

RAMSBOTTOM

OFFERS OVER
£850,000



5

4

- Superb location with stunning panoramic views. Only 300 metres from the heart of the beautiful and sought after village of Edenfield with highly performing school(s).
- The property has 4 reception rooms and 4 double bedrooms all with En-suite facilities, all with distant rural views.
- Kitchen / family room with ample dining area is well suited as both a family or entertaining space leading, (via bi-folding doors) to a large patio area and large garden area.
- A separate 500sq.ft high specification garden house is presently set up as an office and art studio would suit a variety of uses .
- Over 1 acre of paddock with additional (adjoining 2 acres to lease) would suit small holding/equestrian/livestock/kitchen garden planting.
- Express bus service direct to Manchester (three per hour) and north to Burnley and Blackburn (circa 35 mins) make this rural location ideal for commuters and families who aspire to a rural setting.
- * Offered with no onward chain. Viewing strictly by appointment.



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OUR MEDIA TOUR](#)



TOR AVENUE GREENMOUNT, BURY

 2
 5

NOW
SOLD

Beautifully presented individual 1950's detached home located on a prestigious road in the heart of Greenmount village. These kind of properties rarely come to the market and this property is truly a lovely and perfect family home. Situated within walking distance of Greenmount primary school, local shops in Greenmount village, however being conveniently situated for Bury Town Centre, close to M66 and M60 motorway links.

This individually designed substantial property simply must be viewed to be fully appreciated. The large and airy accommodation comprises entrance porch, traditional hallway, large lounge, dining room, modern kitchen with integrated 'Bosch' appliances, spacious utility room, sun room and guest wc. To the first floor there is a four piece family bathroom, three double bedrooms, bedroom two has its own two piece en-suite. To the second floor there are two further bedrooms and a shower room. Blocked paved large driveway at the front leading to integral garage, private and mature generous rear garden with patio area.



DIY
*Easter Egg
Hunt*

If you have a flock of little lambs to keep entertained this Easter, we've got you covered! Lead them on the ultimate easter egg hunt...

FIRST THINGS FIRST, PLAN YOUR ROUTE!

Houses come in all shapes and sizes so there really is no one size fits all hunt... it's all about making the most with what you have!

LAY OUT YOUR CLUES AND TREATS

Next, it's time to lay out your clues! I mean it really is as simple as it sounds write down some clues onto a sheet of paper, fold it up and place them in the planned spots.

Kids have a short attention span so it's best to hide treats at every clue, making way for the big treat at the end.

STUCK FOR CLUES?

Not to worry we've got a few for you to use!



This clue is resting upstairs
In the place you go to bed
It's all comfy and cosy
Under the place you lay your head!



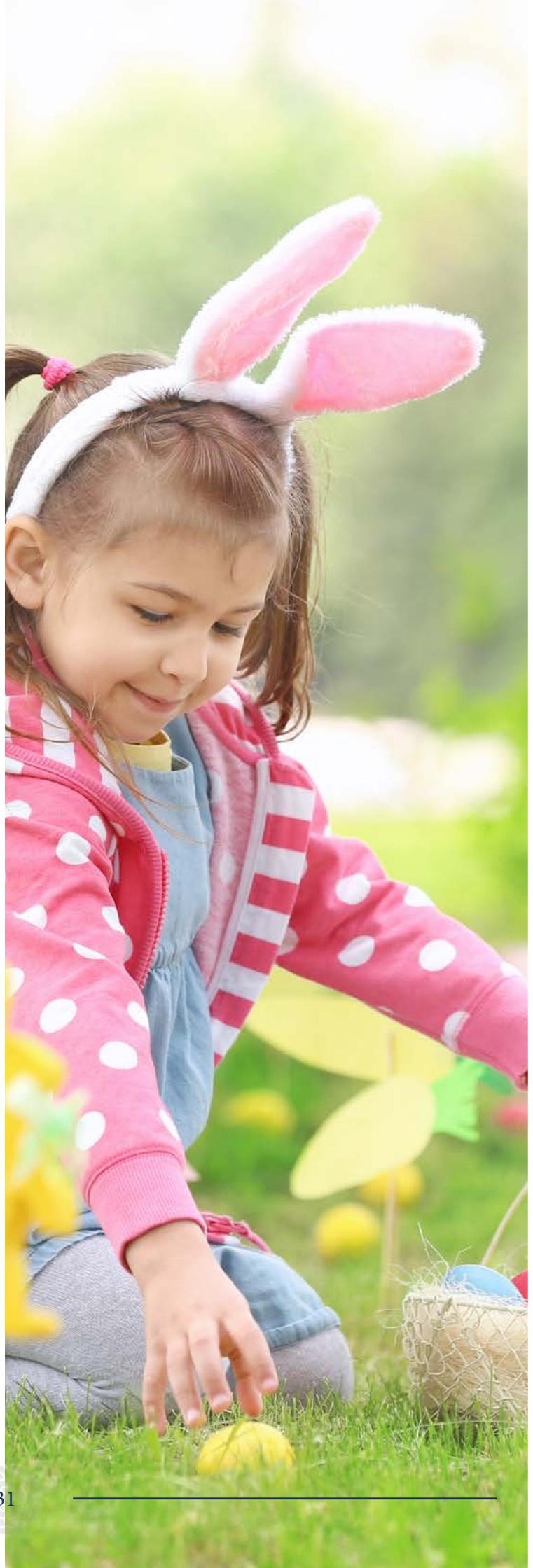
This clues in a machine that goes round and round
With lots of little of bubbles
A place full of dirty clothes and smelly socks
Hurry before he ends up in a jumble!



You need to look near the floor
Turn on the light if you must
Look under a place where Mummy and Daddy sleep
But keep an eye out for the dust!



This clue is hiding upstairs
A place where you might find bubbles and rubber ducks
Lets hope no one turns the tap on
Hurry – go and look!





BOLTON ROAD

HAWKSHAW, BURY

PRICE
£550,000



Stunning large mill conversion located in the heart of Hawkshaw with incredible open views to both front and rear. Conversion from an 1830's Hawkshaw Cotton Mill which offers spacious accommodation over three floors. The beautifully presented accommodation comprises family lounge with rear hallway, guest cloaks wc, utility room and a garage with access from the rear. To the first floor there is a further spacious family lounge and a breathtaking family dining kitchen with bi-folding doors to the rear balcony, enjoying the stunning open views to the rear. To the top floor there are four double bedrooms, the stunning master bedroom has en-suite and a beautifully presented family bathroom. To the rear of the property there is a garden and driveway providing ample parking. The only way to fully appreciate this unique property would be to view internally to fully appreciate both the size and condition of this beautiful home.



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BRANDLESHOLME ROAD GREENMOUNT, BURY

 2
 3

PRICE
£375,000

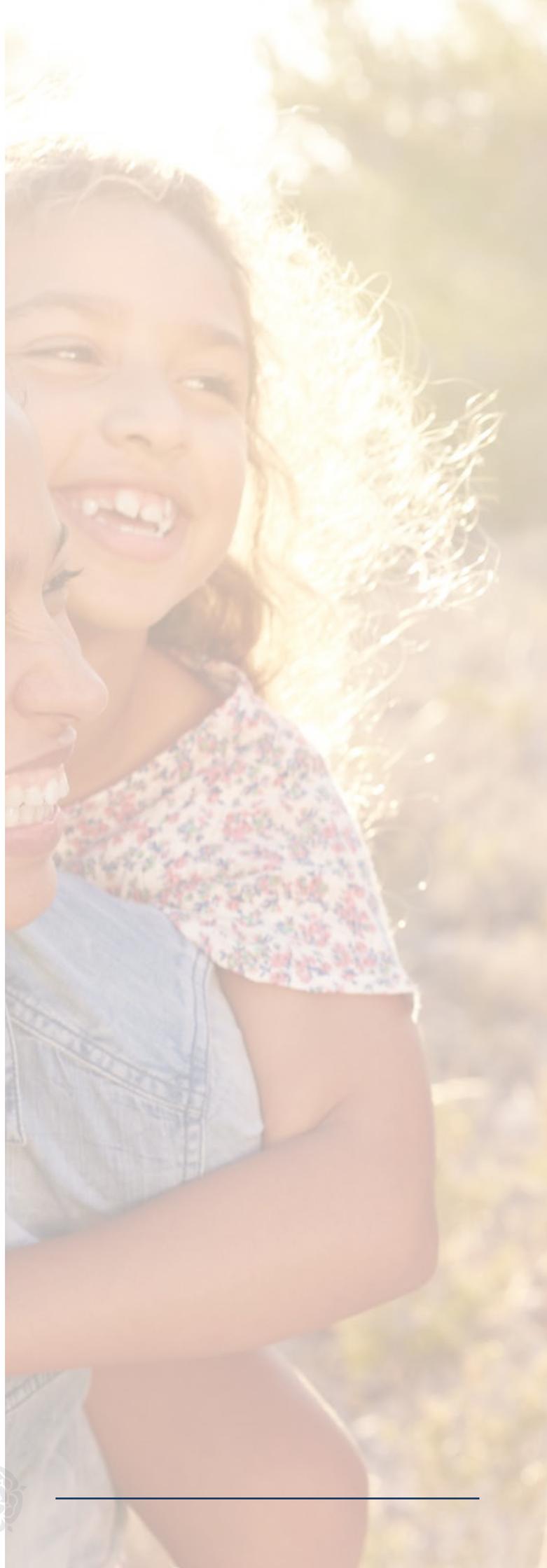
****SET IN GREENMOUNT VILLAGE** **CHARACTERISTIC FEATURES** **DRIVEWAY TO THE SIDE** **QUIRKY AND DECEPTIVELY SPACIOUS**** Unique link detached stone barn conversion located in the heart of Greenmount village. Positioned within walking distance of village life including Greenmount Primary School, children's park, cricket club and country walks. The stone property has many character features including beamed ceilings and wooden flooring. Over two main floors incorporating mezzanine areas with two main entrance doors. To the ground floor there is a modern fully fitted kitchen, dining room, utility room, bathroom and stairs to the first floor. Beautiful large lounge on the first floor with vaulted ceiling and two double bedrooms. On the mezzanine floor you will find the master bedroom with en-suite. Externally there is a driveway at the side and well presented paved garden to the rear. This property can only be fully appreciated by internal viewing due to its quirky and extremely deceptively spacious accommodation.

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EVERY STEP
Of The Way

**YOUR DEDICATED SALES PROGRESSOR WILL
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SELLING JOURNEY.**

With regular updates on your property, a smooth and quick transaction experience and an experienced team on hand to aid you through the legal process, you can rest assured your property is in safe hands.





1 BOOK YOUR FREE VALUATION

You have already taken the first step and arranged a valuation for your home. Our valuer will now calculate an amount they believe your property is worth.



2 PREPARING YOUR PROPERTY

Once you have listed your property, we will start gathering interest. It is important to make sure your home is prepped and cleaned ready for our photographer.



3 PROFESSIONAL PHOTOGRAPHY

Our professional photographer will pop out to photograph your home. It is important that all clutter and rubbish is tidied away to attract the most buyers.



4 VIEWINGS ON YOUR HOME

Now is the time to find your perfect buyer. We have the largest database of buyers in your area, meaning it won't be long until you receive an offer.



5 GETTING LEGALLY PREPARED

Now is the time to make sure you have a solicitor in place to manage all the legal side of your journey. Not sure who to use? Why not try our Conveyancing team?



6 AGREEING AN OFFER

Once a buyer has put forward an offer you are happy with, your sale will be passed over to our dedicated sales progression team who will take care of the rest.



7 EXCHANGING CONTRACTS

Once your solicitor has checked your buyers and are happy to continue, they will finalise the sale and provide you with your completion date.



8 COMPLETION OF SALE

Once the funds are transferred and all the paperwork is completed, it's time to hand over the keys and your sale is done!



TOP 'OTH QUARLTON HAWKSHAW, BURY

PLOT 1

PRICE **£699,950**

4  4 

Set in a beautiful rural setting 'just off the beaten track' are these 4 stone dwellings. Converted from a stunning barn conversion each of the homes are unique in size and design and have been developed to a very high specification with no stone unturned in regards to attention to detail. The properties are surrounded by only a small number of other country homes and they are perfectly situated for anyone looking for a rural life but being able to have easy accessibility to Bolton, Bury, Ramsbottom and M66 motorway links. All the homes enjoy stunning panoramic views to the rear and properties like this don't come to market very often. This particular home is positioned at the end of the row and therefore enjoys a fantastic driveway to the side screened by stone quarried walling. The large and well presented internal accommodation comprises of : Very spacious open plan dining kitchen centre island with seating area, a wealth of appliances, high gloss floor to ceiling units, many storage solutions perfect for a growing family. Guest wc, the property opens up to the very spacious and superbly presented lounge/dining room, this room enjoys a stunning open aspect over the farmland at the rear. On the first floor there are 3 double bedrooms with ensuite to the master bedroom and fabulous family bathroom with high quality suite and porcelain tiles. This home has beautiful gardens being laid to lawn.





PLOT 2
PRICE **£650,000**

 4  4



PLOT 3
PRICE **£435,000**

 3  2



PLOT 4
PRICE **£650,000**

 3  3



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.

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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



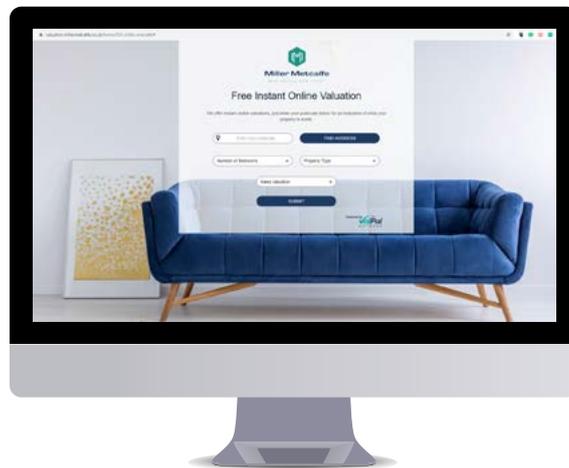
Step 3

Enter your contact details



Step 4

Get your instant quote!



*Takes less than
60 seconds*





Miller Metcalfe

PRESTIGE

SINCE 1891

*Matching people &
property since 1891*



Miller Metcalfe

PRESTIGE

SINCE 1891

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We have over 130 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 principal activities involve the sale and purchase of luxury residential homes, across the North West.



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Feature in
The Collection

FIND OUT MORE

Professional Photography

Pictures are the most important tool for selling your home and generating maximum interest. Our professional photographer will make sure your property looks at its best. With amazing photos you will have buyers lined up at your door.

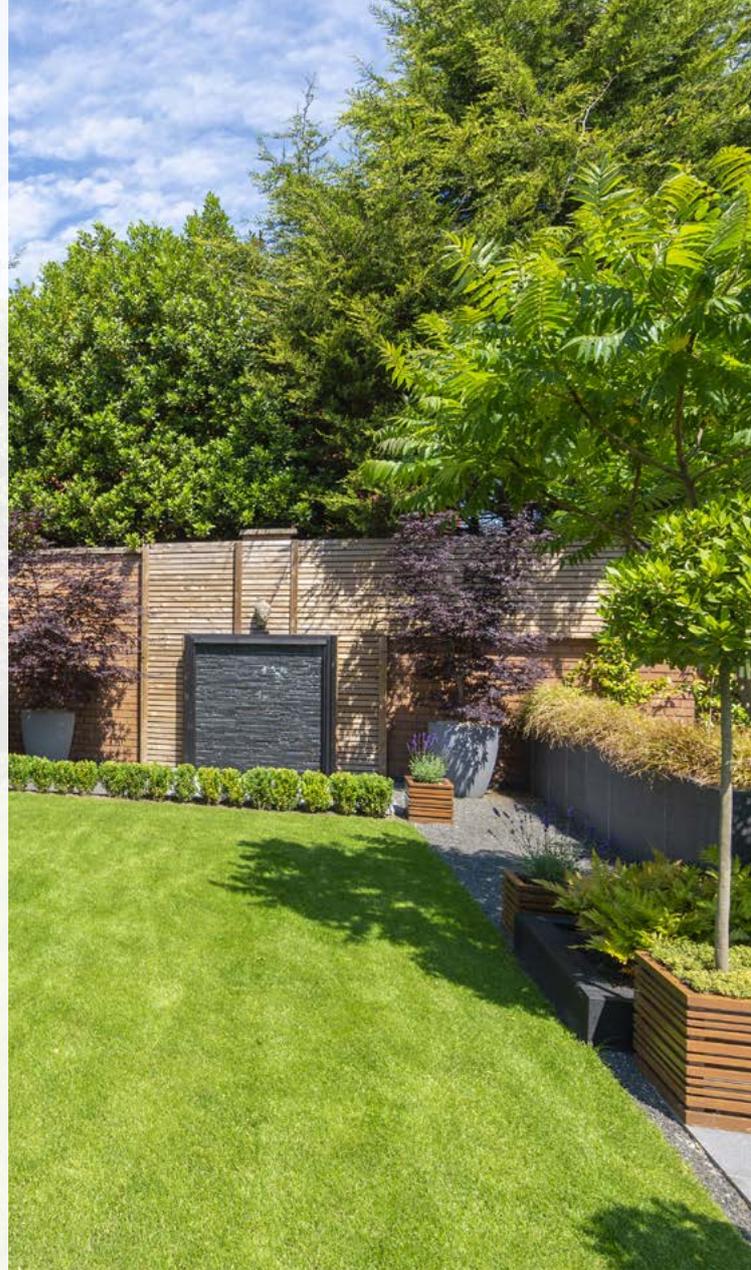
Research shows that properties with professional photography receive over 139% more clicks than those without. Put your property in the best position to sell with professional photography, FREE with our More as Standard and More as Standard + packages.



Prepare your Property

GET PHOTO READY WITH THESE TOP TIPS

- Remove bins from both the inside and outside
- Make sure your car is not parked on the drive or outside your home
- Keep all cleaning products out of the kitchen and bathroom
- Remove shampoo bottles, toothpaste and other products from the bathroom
- Keep all pots and pans out of the sink
- Hide all loose wires
- Keep pets, pet bowls and beds out of sight
- Tidy away all shoes and clothes hung on the back of doors
- Remove clothes on the washing line
- Remove things from the top of cupboards
- Do not keep washing in the dryer or washing machine
- Remove magnets and pictures from the fridge
- Make the bed and fluff up pillows and cushions
- Remove dirty towels from bathrooms





ROWTON RISE

STANDISH, WIGAN

OFFER OVER
£850,000



This stunning detached family home sits proudly at the head of an exclusive cul-de-sac on a highly sought after road in Standish. The beautiful property is presented to the highest standard with immaculate and spacious accommodation throughout. The current vendors have extended the property making this a unique home on this most sought after road and sits on a sizeable plot with stunning landscaped gardens to the rear and side planted with mature shrubs and trees. The accommodation briefly comprises:- Large reception hallway with guest w/c, living room with French doors to conservatory, dining room, fabulous size breakfast kitchen with utility area and meter room. The extension runs alongside the kitchen giving a magnificent open plan family room with bi-folding doors to the rear garden, a study area and walk-in wet room. The first floor comprises of substantial master suite that runs from the front to the rear of the property with a luxury en-suite shower room and range of beautiful fitted wardrobe space. A further two fabulous size bedrooms which are joined with a Jack n Jill bathroom complete with whirlpool Jacuzzi bath. Up to the second floor which provides a further two double bedrooms and a shower room. Externally the property offers an extensive landscaped garden to the rear which runs around the side with many exquisite features including delightful water feature which is visible from the family suite on the ground floor. To the front there is off road parking on the large driveway leading to the double garage.



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PARK ROAD GOLBORNE

 4
 6

PRICE
£750,000

An impressive six bedroom Period detached property built circa 1860. This beautiful family home is set within approximately 2/3 of an acre plot surrounded by mature gardens. The property is located within easy access of the A580: East Lancs Road, which provides links into both Manchester and Liverpool and is also accessible to the M6 motorway. This charming home benefits from ample living space and private gardens, whilst retaining many Period features, such as high ceilings and stained glass windows. The accommodation briefly comprises:- entrance porch, hallway, four reception rooms, dining kitchen, utility room, boot room, WC and integral double garage with workshop area to the ground floor. To the first floor there are four bedrooms, with the master benefitting from a dressing area and an en suite, an additional en suite and a family bathroom, whilst to the second floor is a further bedroom, en suite, storage room, sitting room/sixth bedroom and attic storage room. Externally, the property is set within mature and private gardens.

Note: Option to also purchase number 45A The Cottage, which is a 3 bedroom period detached property, which is accessed at the end of the shared driveway.

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A WEALTH OF EXPERTISE ON YOUR DOORSTEP

I specialise in providing face-to-face wealth management advice that is tailored to reflect individual circumstances. Placing you at the heart of everything I do, I am committed to building and sustaining long-term relationships based on trust, superior service and the quality of my initial and ongoing advice.

I can help you throughout your various life stages, providing a comprehensive range of financial solutions to address a multitude of needs and objectives. This includes investment, retirement, tax and estate planning. My experience is that everyone has their own personal concerns, responsibilities and ambitions, and that the solutions that work for one simply would not work for another.

Contact me for further information.

ROBERT H J SKILLING

Associate Partner

Tel: 0161 979 0581 | Mob: 07745 042391

Email: robert.skilling@sjpp.co.uk

Web: www.robertskilling.co.uk



The Partner represents only St. James's Place Wealth Management plc (which is authorised and regulated by the Financial Conduct Authority) for the purpose of advising solely on the Group's wealth management products and services, more details of which are set out on the Group's website www.sjp.co.uk/products. The title 'Partner' is the marketing term used to describe St. James's Place representatives.

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We provide installation, maintenance & support quality Business Phone Systems at very competitive pricing from Mitel, Gamma Horizon hosted systems & 3CX hosted/VoIP systems which can all have features such as call recording, reporting and integration into your CRM systems. With Flexible home working now being the norm, all phone users can now have softphone clients on their PC's/Laptops and Apps on their mobile s so can make & take calls from anywhere through their business phone system. **Prices start from as little as £10.00 per user per month.**

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Connect your business to the internet with a secure, reliable high-speed broadband connection. We offer a comprehensive range of business data solutions, keeping you connected. We specialise in providing resilient internet connections which can auto-fail over to the 4G & 5G mobile networks for disaster recovery to ensure there is no interruption to accessing your cloud-based services such as Office 365, virtual servers and your Hosted VoIP/SIP telephone services.

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With BT switching off all standard analogue phone lines, ISDN2e lines & ISDN30e lines by 2025 we can help you make the transition to SIP Trunks which are virtual phone lines on your broadband connection which can save you money as all calls to UK landlines & mobiles are free. This can save you a considerable amount of money each month on what you current pay.

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REGENT ROAD

LOSTOCK, BOLTON

OFFERS IN
THE REGION OF
£1,350,000



Sitting within its own private gated grounds with splendid views over Regents Park golf course and featuring over 5,000 square feet of exceptionally spacious and highly versatile accommodation, this outstanding, individually designed detached home simply must be viewed internally to be fully appreciated. Having been constructed to the highest of specifications with no stone left unturned in the pursuit of absolute luxury, this stunning home includes high specification security and CCTV, under floor heating and integrated audio system. Rarely do homes of this size and calibre come to the market and as such, an early internal inspection is strongly advised to avoid disappointment.





HIGH BANK LANE LOSTOCK, BOLTON

 3
 5

OFFERS IN
THE REGION OF
£950,000

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 on one of Bolton's most premier roads, Bradleigh is a breath-taking property that has been systematically upgraded by the current owners to the highest 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 grounds, the location is within easy access to both Cleveland's and Bolton's 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 and an early viewing is strongly advised to avoid disappointment.

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HOME MOVERS

Checklist

Here at Miller Metcalfe, we understand that moving house can be very stressful. Preparation and planning is the key to any move. We hope this checklist will help you to remember all of the important things you will need to do before you handover the keys to your home.



2 months before

Be organised – Having all your move paperwork together will ensure you are not faffing around looking for a missing document last minute! Buy a file or folder to keep everything together.

Keep or go – Deciding what you are keeping or what must go early on is important. If you know there will not be enough room for all your things (if you are downsizing) don't be afraid of letting go of things.

Moving companies – Having a reliable moving company is essential as you do not want to be let down on the day! Check online and make sure you read reviews.



7 weeks before

Packing – You will need to buy some tape, markers and bubble wrap so you can keep your belongings organised. You will also need to buy some boxes. Local businesses may be able to provide you with some cardboard boxes that you could put your smaller possessions in, worth the ask!

Not enough room for that – If you have sorted through your belongings and noticed there are things you no longer want or need. Charity shops will be more than happy to take most things from you. You could also hold a car boot sale of your unwanted belongings!



6 weeks before

Schools – If you have children, you will need to notify the school they are attending that you are moving. Make sure you get copies of your children's/child's school records and check into the enrolment process at the schools closer to where you are moving to.

Medical records – Ask your doctor for your families medical records as you might need to change your GP to a more local one.

Call the moving company – As you have already looked around and researched for a good reliable moving company, now is the time to call them and book a date and time and also let them know the relevant details of your move, such as the addresses.



1 month before

Pack the unimportant things – The time has come to start packing. As you will have already got some boxes, markers and tape, start packing away non essential things and be sure to label them!

Utilities – Contact your utility providers and start the closing process. You should also shop around for utility providers for your new home.

Moving from a rented property? – You should now notify your landlord and find out when you can get your security deposit back from them.



3 weeks before

Food – Be sure to use up any food items that you are not planning to take with you. Make a plan to have nothing left in your freezer, and use up any open food items.

Pets – Make arrangements to get your pets to your new home.

Change your address – Make a list of all the companies, friends and family you need to notify you are changing address, such as banks and credit card providers.

Insurance – If your current home is insured, it would be a good idea to check with your insurance provider to transfer it to your new property.

Car – You will also need to inform your car insurance company of the change of address.



2 weeks before

Pack everything – Time to start packing almost everything away into labelled boxes, only leave out what you need until the move date.

Valuables – Be sure to take extra care of your valuables such as jewellery, sentimental things or other valuable items. Maybe try to separate them from the main move boxes as you don't want to mix them up. Transporting them to your new home yourself is probably best.

Needs a clean? – If your new home or current home needs cleaning, make arrangements to have them cleaned so you are not leaving your home a mess and not arriving to one!



1 week before

Moving company – Time to check in with your moving company to double check they have the right date and time and they are still able to move your belongings.

Essentials – It would be a good idea to pack a bag or a suitcase with things you will need straight away, such as food, toiletries or anything you deem essential. Keep these with you and do not load them with everything else.

Documents – Keep your important documents which are needed for the move in a safe place and ready for moving day!

Clearing out – Check that you have cleaned out your fridge and freezer. Double check all cupboards and keep an eye out for any open food products.



It's moving day!

Help your movers – Help your moving company by telling them of any fragile or large items right away. Keep an eye on them as they load things on to the truck to make sure nothing breaks in the process (don't add too much pressure to them).

You will be responsible for checking that everything has been loaded onto the van.

Double check – Before your moving company makes its last journey to your new home, double check everything has been removed and everything is accounted for. If you are satisfied, sign the bill and head to your new home!

CONVEYANCING : A BRIEF GUIDE TO *Buying & Selling* YOUR HOME



WHAT IS CONVEYANCING?

Whether you're buying or selling a home, it's a good idea to know what's involved. Conveyancing is simply the legal transfer of home ownership from a seller to a buyer. Whether you're a First time Buyer or property Developer, a property transaction can be one of the biggest financial commitments for anyone!

KEY DATES

There are two key dates in the conveyancing process – the exchange of contracts and completion.

The exchanging of contracts is the moment during the sale/purchase when everyone involved becomes legally committed to the sale. Before exchange, either party can withdraw from the sale or purchase without incurring further costs. What about completion? In brief, completion is when the property changes ownership, the seller accepts payment and keys are handed over to the buyer.

LEADING UP TO EXCHANGE OF CONTRACTS

This is the stage where the buyers and sellers' solicitors will communicate with each other (and with you!). At this stage both parties will agree a mutually convenient completion date. The solicitors will do everything from drawing up a draft contract, checking ID's, completing searches, to handling property reports, all whilst keeping you in the loop.

SIGNING THE CONTRACT

Once the buyer's solicitors have received all the paperwork, they will get in touch with the buyers to discuss. What happens next? It's time to sign! Both the buyer and seller will each sign contracts to confirm the purchase.



HOW LONG WILL IT TAKE?

The truth is, it is virtually impossible to give an exact timescale, it all depends on the circumstances! We will always endeavour to get the transaction completed as soon as is possible, however the length of your chain, delays with searches, title of the property and other things outside of our control can sometimes affect this.

THE EXCHANGE OF CONTRACTS

Once the buyers and sellers' solicitors are happy with everything, they will arrange an exchange of contracts. A date for moving (completion date) is then agreed on (subject to contract) and the countdown to moving can begin!

COMPLETION – THE BIG DAY!

Think about your child's needs ahead of time. When purchasing their first bed, go for a double and add a safety rail whilst they are young, you will be grateful you purchased ahead as they get older.

WHY CHOOSE MILLER METCALFE CONVEYANCING?

Here at Miller Metcalfe, we have the knowledge and expertise to make the process as easy and stress-free as possible. We offer;

- A fixed fee guarantee!
- No Move/No Fee (due to COVID-19 this protects you against any unforeseen circumstances.)
- No hidden costs – our quotes are what you pay! Our disbursements are included within our quote so there are no hidden surprises at the end!
- Tailored to You- you can easily complete your paperwork online or by appointment with our friendly team in our local branches.
- A designated file handler- to look after and guide you through your sale or purchase and take you all the way through to completion.

A property transaction can be one of the biggest financial commitments for anyone. Our team works to ensure that the process is as simple and stress free as possible!



ELLONBY RISE

LOSTOCK, BOLTON

PRICE
£800,000



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, with only two other properties. The highly versatile accommodation enjoys open farmland views, set over four floors and extends to over 4500 sq ft, with leisure facilities, entertainment area and extensive living space. The accommodation briefly comprises of entrance hall, WC, dining room, open plan living kitchen, utility room leading to double garage. To the lower ground floor there is an additional utility room, entertainment room, bar, gym area with shower room, steam room and sauna. To the first floor is the living room, sitting room, play room and master bedroom with dressing room and en-suite. To the second floor there are three additional bedrooms, one with an en-suite and the family bathroom. Externally the substantial plot has a driveway to the front leading to an integral double garage, with a large landscaped garden to the rear. A viewing of the property is highly recommended to fully appreciate this stunning family home on offer.



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CHEW MOOR LANE

LOSTOCK, BOLTON



PRICE
£325,000

*** Stunning Three Storey Detached Family Home Located Within a Highly Sought After Location *** This breath-taking modern property is situated upon a popular select private development off Chew Moor Lane in the highly favoured area of Lostock, boasting exceptionally well-proportioned accommodation set over three floors that is ideally suited to family living and simply must be viewed in person to be fully appreciated. Presented in a fantastic show home standard, this spectacular home has generous living space comprises an entrance hall, cloakroom/wc, superb open plan lounge and dining area plus a superb breakfast kitchen with a wealth of integrated appliances to the ground floor. On the first floor three good sized double bedrooms (master with balcony and luxury en-suite) plus a modern three piece family bathroom can be found. On the second floor two further double bedrooms (guest bedroom with its own en-suite facilities) completes the accommodation. Outside the property is garden fronted with a driveway providing ample parking. To the side a private garden is tastefully landscaped and well maintained. The popular location is within easy access to the many shops and amenities Bolton has to offer and is well placed for major transport links making it easy to commute across the North West. Rarely do homes of this calibre come to the market and as such, an early internal viewing is strongly recommended to avoid disappointment.

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The very heart of Chapeau Events philosophy is

personal achievement!



Whether fundraising for a particular goal; discovering your inner excitement; fulfilling your desire to explore in the saddle; see countries; experience cultures; or simply embarking on an adventure you are completely novice to.

At Chapeau Events, we know what makes the hardened cyclist tick when it comes to the beloved outdoor pursuit. It's a desire shared by many others; a yearning to jump on that saddle and lose oneself in amazing memories; to visit new places and come home with a real sense of what they're about; or to sample new cultures and make life time friends.

For the novice cyclists, it's a decision to set charitable or personal wellbeing targets and become exhilarated as you, not only achieve them, but surpass them. To truly surprise yourself as you exceed your own expectations, whether finishing the distance, conquering the highest hill, or just simply meandering along and taking it all in. In fact, Chapeau Events strives to provide the ultimate beneficial experience for everyone one involved whatever your level.



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*Looking for a
Commercial Property?*



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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](#)



PLODDER LANE OVER HULTON, BOLTON

OFFERS IN
THE REGION OF
£325,000



Have you been searching in vain for a stunning barn conversion that has the perfect balance of rustic country charm coupled with a fabulous contemporary finish? Your search is now over. Situated within an executive development off Plodder Lane in the highly favoured area of Over Hulton, this fabulous property simply must be viewed in person to be fully appreciated. The development features a variety of individual homes which combine a sense of period charm, seamlessly blended with high tech modern features. This particular property offers exceptionally well proportioned living space coupled by splendid private landscaped gardens and ample parking for several vehicles. The location although appreciating a feeling of rural seclusion is in fact within easy access to a host of amenities including well renowned public and private schooling and is well placed for major transport links including the M61, M60 and M6 motorway network making it ideal for those looking to commute into Manchester and across the North West. Rarely do homes of this size and quality come to the market and never tend to be available to buy for long. As such, an early internal viewing is strongly recommended to avoid disappointment.





HARBOUR LANE

WHEELTON, CHORLEY



NOW
SOLD

Situated in an amazing elevated position and appreciating breath-taking panoramic views extending from Snowdonia to the Lake District and across some of Lancashire's most stunning countryside to the Irish Sea, Briars Barn is a spectacular detached stone barn conversion of the highest calibre, finished to exacting specifications, providing a fabulous and comfortable family home in one of Chorley's most sought-after settings. With copious well maintained private grounds of approximately 10 acres, plus 6 stables and tack room, suited to those seeking equestrian facilities and land. This substantial residence is blessed with an abundance of original character features, coupled with a quality modern finish. The spacious accommodation comprises a reception hall, large lounge with wood burner, formal dining room, family room, fantastic open plan living kitchen, utility room, laundry, cloaks/wc, six good sized double bedrooms (master with en-suite), family bathroom, separate shower room and walk in wet room. A generous driveway, courtyard, double garage, well stocked and maintained formal gardens, set to a backdrop of amazing views which reach as far as the Lake District on clear days. This truly amazing home must be viewed to fully appreciate the size, setting and finer features on offer.



TOP FIVE *Spring Cleaning* TIPS



As we head into spring, not only is it the season deemed the best to sell your home, it is also a season to introduce some changes, and get rid of those things that no longer add value... yes we're talking about the annual 'Spring Clean'.

MAKE A SCHEDULE

Say goodbye to frantic cleaning! Before you make a start on your spring clean, make sure to plan out your time. This way you can be as efficient as possible. Start by making a list of all of the jobs needed in every room of your home, the time each of those will take, their priority, and the essential items you will need to get the job done.

Once you have this set out, you can see which jobs have the highest priority and need to be done first. As well as this, you can group together the jobs that require the same cleaning materials, making your life a whole lot easier.

DE-CLUTTER

Decluttering is a fantastic way to become more efficient, in turn, helping you become more organised. When decluttering, try to be mindful with what you do with those items you no longer want or need, consider giving them away to charity shops, selling on eBay or other online stores. You also want to remember to put aside anything that can be recycled. If you are disposing of white goods such as electronics, fridges etc, your local council may do a household recycle pick up, make sure to check online for all the services.

THINK GREEN

Cleaning products carry many chemicals and toxins which can harm both you and the environment. Begin your spring clean on a clean note by using products that don't emit harmful chemicals. Did you know that a steam cleaner is one of the best green products for spring cleaning? Steam cleaners only use hot vapour but are also natural and chemical free. It can be used to clean everything from your hard tile floors, bathrooms to your microwave and even any outdoor areas!

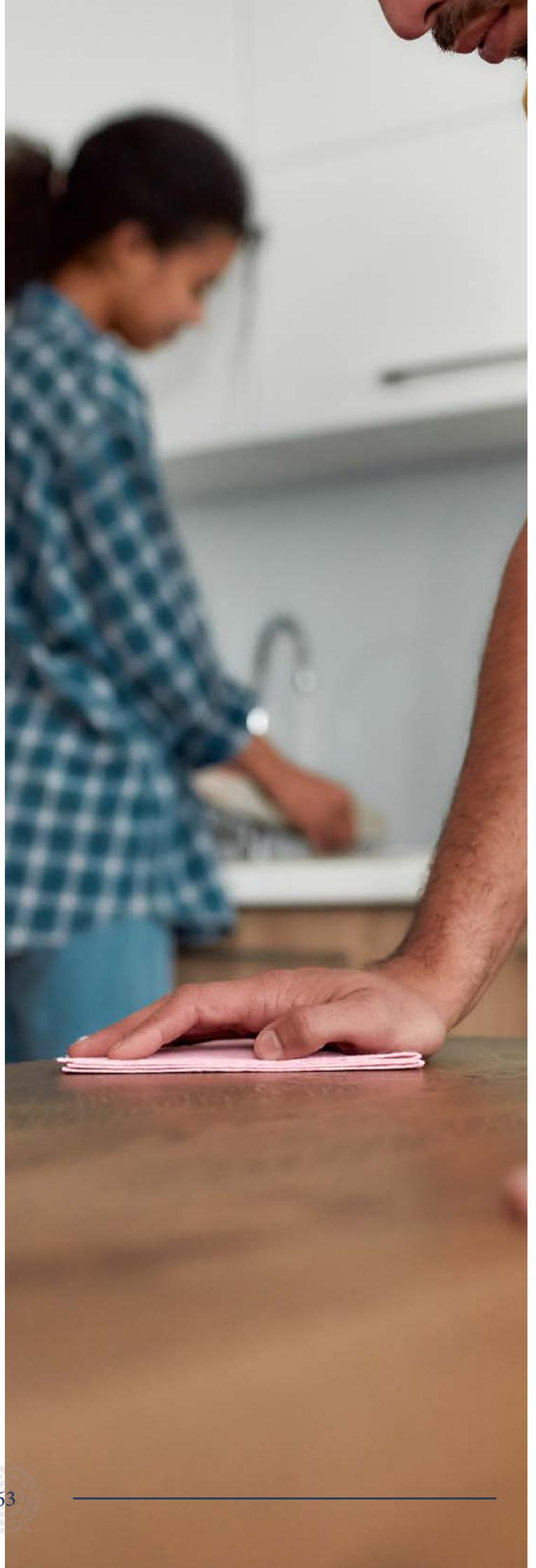
For those areas that can't be cleaned with a steam cleaner, rather than using harsh chemical-based products, opt for eco-friendly and sustainable alternatives. You could even try making your own using water, white vinegar, baking powder, lemon and water.

DON'T FORGET THE WALLS

This is an area that is often overlooked. Keep note that dust can settle in other places than just the floor or other flat surfaces. Simply using a damp towel to wipe down the walls and blinds (working top to down) should get rid of the dust that has piled up. When it comes to the actual windows, scrap the chemical cleaners, instead use natural cleaning products to wipe, or a steam cleaner with a squeegee is also an easy and efficient way to get those windows looking brand new!

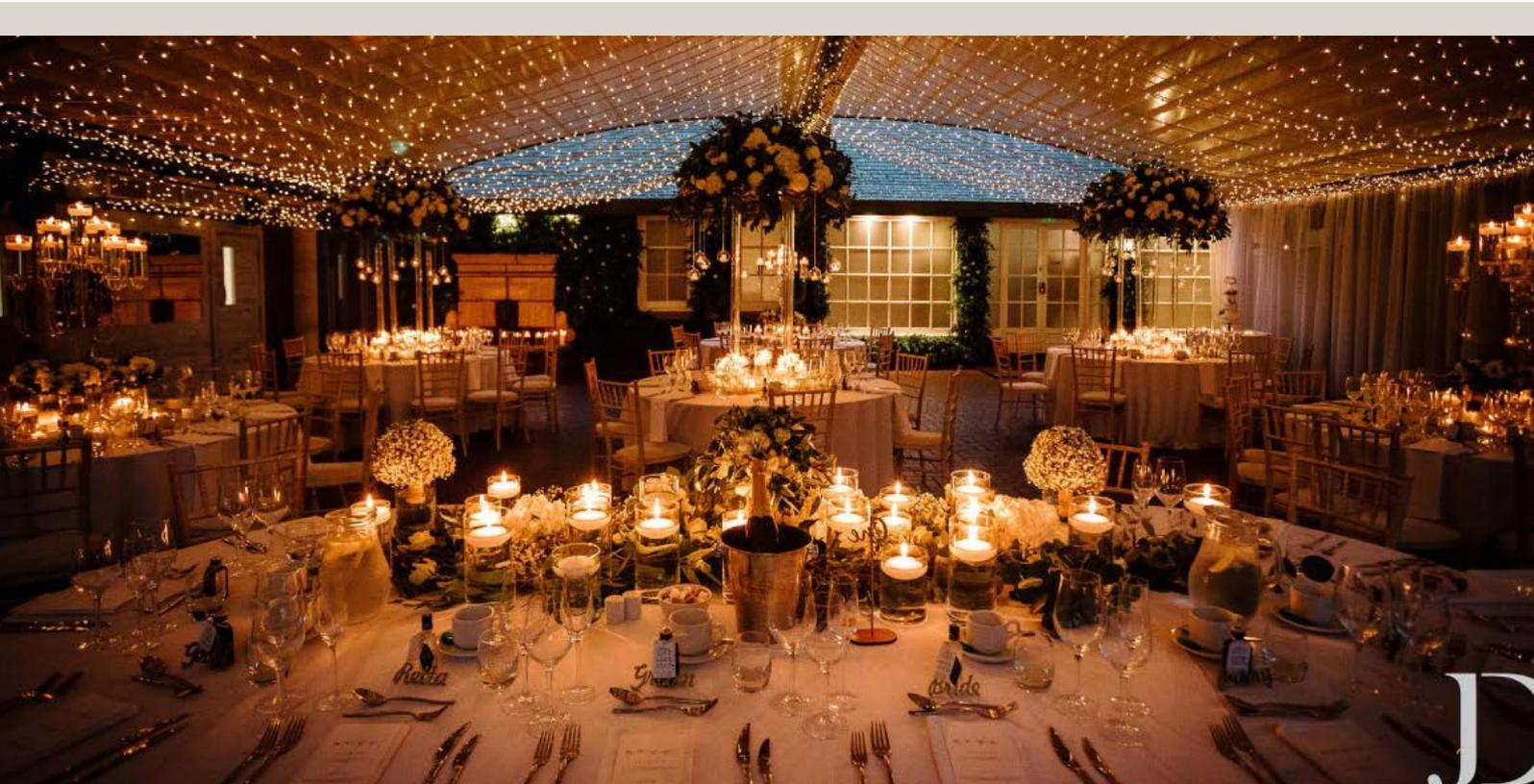
SPRINKLE A TOUCH OF SPRING

The days are getting longer and what better way to top of your spring clean than getting rid of anything that appears gloomy or reminds you of the bleak winter months? If your space feels dark and gloomy adding a few spring touches to your interior can really help lift the spirit and overall vibe of any room!





DELAMERE
MANOR



Where your dreams really can come true

Through the wrought-iron gates, along the driveway flanked by lime trees sits Delamere Manor, one of the most exclusive and luxurious, award-winning, Cheshire Wedding Venues. Set in over 100 acres of rolling Cheshire countryside, our luxury Cheshire wedding venue overlooks a stunning six-acre lake and boasts a number of sensational options for your wedding ceremony and reception.





The former residence of the powerful Wilbraham family and more recently the musician and songwriter Gary Barlow, Delamere Manor is now privately owned and has also undergone a dramatic transformation providing a classic yet contemporary backdrop for any special occasion. There are four licensed and flexible spaces for outdoor wedding ceremonies to take place and a fifth option within the gorgeous starlit Courtyard. Wedding breakfasts are also held within the Courtyard.

This stunning exclusive-use venue has ample accommodation and even has a state of the art nightclub, which was previously Gary Barlow's recording studio, the perfect place to party the night away!

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DELAMERE MANOR ESTATE CUDDINGTON LANE CUDDINGTON CHESHIRE CW8 2TE



DELAMERE
MANOR



WARRINGTON ROAD CULCHETH

OFFERS OVER
£480,000



This immaculately presented detached family home is just one of two properties of this style and sits back on Warrington Road, just a few minutes drive to the Village of Culcheth. This stunning and exceptionally spacious property sits elegantly in a fantastic plot with extensive off road parking. Ideally located for easy access to public transport routes, the M62/ M6 motorway network and East Lancashire Road for commuting to both Liverpool and Manchester. A choice of highly regarded schools are also just a short distance away. Accommodation to the superb family home briefly comprises; beautiful and bright entrance hallway, large living room with log burner, dining room, kitchen with separate utility room, conservatory, study, guest w/c and an exceptional family room (this was originally the garage but was converted by the previous owners). All this space just to the ground floor. Up to the first floor you have four bedrooms, three being generous size doubles and the master having the added benefit of an en-suite shower room. Bedroom four is a great size single room. The luxury four-piece family bathroom can also be found on this floor. Externally the property has an extensive driveway which could accommodate several cars and leads to the private and not directly overlooked rear garden. This fabulous outside space has a number of areas which including decked and patio levels making it a superb garden for outside entertaining. There is also a workshop with power and lighting, a great place for someone who has tools.



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



SANDFIELD HALL

LOWTON

PRICE

£745,000



A unique and charming Period property, built circa 1880, which has undergone recent renovations by the current owners. The property is one of four properties within the main hall, with the full entity formerly being titled 'Sandfield Hall'. This family home retains many of its original features, such as high ceilings with ceiling roses, picture rails, detailed wall panelling and an original tiled flooring in the hallway, whilst benefiting from a contemporary dining kitchen and two bedrooms with en-suites. The result is a spacious and 'one off' family property with well-proportioned rooms and generous large South facing garden. Viewings are essential in order to fully appreciate the character, space and unique charm that this property offers.



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Choose Miller Metcalfe Estate Agents if you're looking to buy, sell or let a 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, lettings, auctions, conveyancing, prestige, land & new homes, 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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Can't thank you all enough.

Sally - Google

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google

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SWINTON

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Moorside Road
Sold in 6 days!



Kepplecove Meadow
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Bonnington Close
Sold in 9 days!



Edenfield Lane
Sold in 12 days!



Ravenfield close
Sold in 14 days!



Houghton Lane
Sold in 22 days!



Roseberry Close
Sold in 22 days!



Poplar Road
Sold in 26 days!



Royston Close
Sold in 26 days!



Drywood Avenue
Sold in 28 days!



Sharples Park
Sold in 28 days!

BOOK YOUR VIRTUAL OR HOME VISIT VALUATION



WIGAN ROAD

LEYLAND

PRICE
£550,000



Hill Crest is a beautifully presented, large detached family home set in a substantial gated plot. The property is conveniently located for access to all local amenities, including highly regarded schools and great access to motorway networks. The spacious accommodation is perfect for a growing family, and internal viewing is highly recommended to fully appreciate all this property has to offer. The fully modernised accommodation comprises in brief of a porch and hallway, large lounge with feature fireplace, sitting room, WOW factor luxury fully fitted kitchen with open plan 46ft lounge and dining area with Bi-folding doors leading out into the garden. To the first floor there are four double bedrooms with the master having the benefits of an en-suite shower room and dressing area, there is also a magnificent modern large family bathroom. There are private enclosed gardens to the rear. To the front are further enclosed gardens, with a large driveway for ample off road parking. There is also a substantial double garage for further parking and storage.





DUXBURY MANOR WAY

CHORLEY



OFFERS OVER
£450,000

*** Simply Stunning Executive Detached Family Home, Finished to the Most Exacting of Specifications and Situated Within a Highly Sought After Residential Location *** This fabulous property is situated upon a popular development on the outskirts of Chorley, boasting exceptionally well-proportioned and versatile accommodation that is ideally suited to modern family living and simply must be viewed in person to be fully appreciated. The generous living space comprises an entrance hall, superb lounge, a stunning open plan living kitchen with a host of integrated appliances, a utility room and a cloakroom/wc to the ground floor. On the first floor four good sized double fitted bedrooms (both master and guest beds with en-suite facilities) plus a modern three piece family bathroom can be found. On the second floor a fantastic cinema room plus an additional double bedroom and three piece shower room completes the accommodation. Outside the property is garden fronted with a driveway and double garage providing parking for three cars. The spectacular rear garden is tastefully landscaped, private and well maintained offering beautiful outdoor space ideal for al-fresco entertaining. The popular location is within easy access to the many shops and amenities Chorley has to offer and is well placed for major transport links making it easy to commute across the North West. Rarely do homes of this size and calibre come to the market and as such, an early internal viewing is strongly recommended to avoid disappointment.





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Formed in 2011, Lens has quickly grown into a well-respected property marketing company.

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BEFORE



AFTER



Virtual Staging



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CONVEYANCING

*On The Move?
Are You Legally
Prepared?*





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To You



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Costs

FIND OUT MORE



OLDE STONEHEATH COURT HEATH CHARNOCK

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.





OLDE STONEHEATH COURT HEATH CHARNOCK



2

4

OFFERS IN
EXCESS OF
£490,000

Located upon a fabulous executive development of similar stone built homes, this superb property is set to an awe inspiring backdrop of open countryside with breath-taking panoramic views towards Rivington that simply must be viewed in person to be fully appreciated. Providing well-proportioned and versatile living space that is ideally suited to modern executive lifestyles, this beautiful home offers the perfect blend of modern convenience along with a feeling of rural seclusion. The location is within easy access to all the amenities that both Bolton and Chorley town centres have 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. Having been occupied from new by the current owners, this fabulous property has been a happy home for many years and rarely do homes of this size, setting and finer features come to the market in such fantastic locations. As such an early viewing is strongly advised to avoid disappointment.



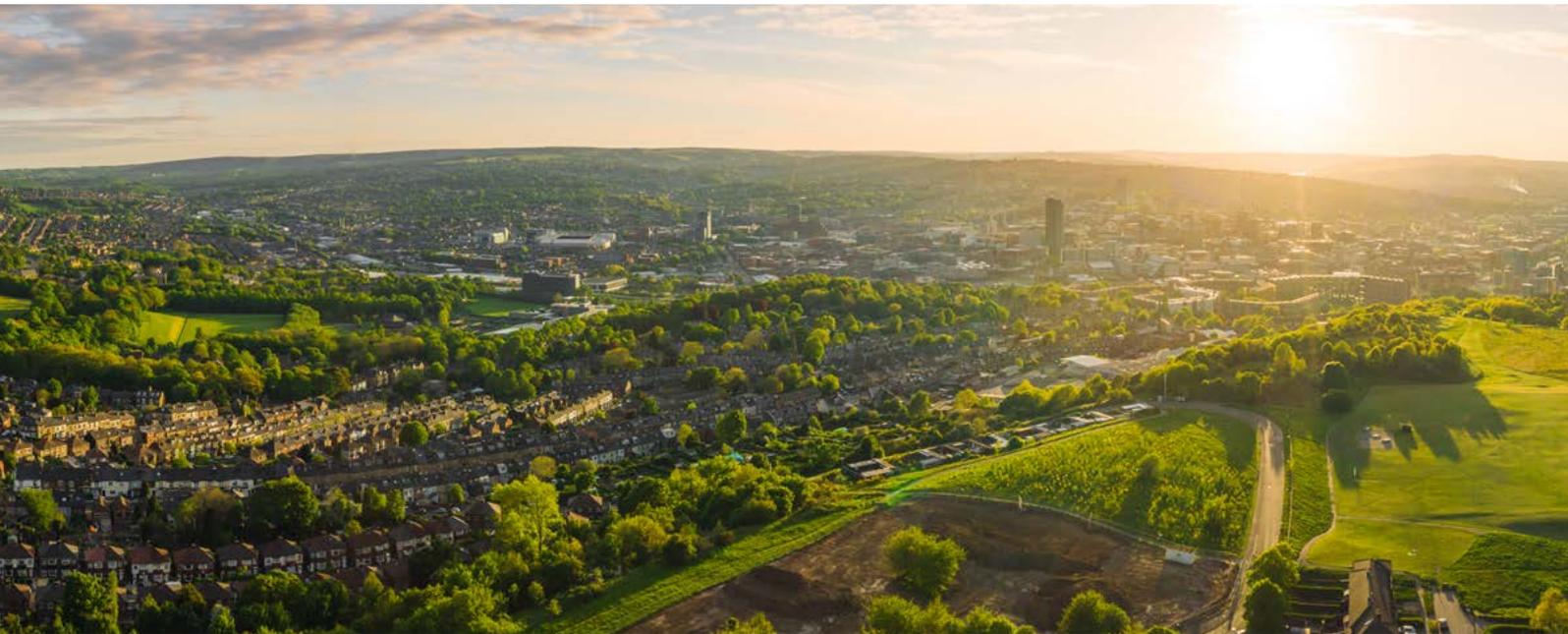
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NORTH WEST CHARITIES SUPPORTING

Our Community & Environment

AT MILLER METCALFE WE BELIEVE IT IS CRUCIAL TO PROTECT AND PRESERVE OUR GLOBAL HOME. HERE ARE JUST A FEW LOCAL CHARITIES WORKING TOWARDS SUSTAINING THE PLANET.



THE WILDLIFE TRUST

Founded in 1962 The Wildlife Trust is a local charity who work hard to improve the local area for wildlife.

Having saved numerous places they have done a fantastic job at acquiring and managing the majority of them as nature reserves – looking after over 1288 hectares of havens for rare and endangered species and habitats.



BOLTON GREEN UMBRELLA

The Bolton Green Umbrella – a non-profit umbrella organisation formed in August 2016, aims to support the hundreds of volunteers groups across the borough helping to make the town cleaner and greener by supporting them and creating a wider, inter-connected community for everyone to enjoy.



**Friends of
the Earth**

CENTRAL LANCASHIRE FRIENDS OF THE EARTH

Friends of the Earth is the UK's most influential national environmental campaigning organisation. It is a unique network of campaigning local groups, working in over 200 communities throughout England, Wales and Northern Ireland.

The Central Lancashire Group of Friends of the Earth is a national group in the UK. Their aim is to support to all the national campaigns of Friends of the Earth, whilst involving itself in local environmental issues.

It is part of a fantastic movement that helps create a safer climate, thriving nature, healthy air, water and food for us now, and for the future generation.



WOOD GREEN THE ANIMALS CHARITY

Wood Green is a fantastic charity that works to make a difference to the lives of pets and people across the UK. They provide care for pets in need a long with helping people become the best pet owners they can possible be by educating, advising and supporting them so that they can easily build a happy and healthy relationship with their pets.

With there their excellent facilities, welfare-friendly handling and a wealth of experience they promise to deliver the best quality care for any animals that needs it!



The
countryside
charity

THE COUNTRYSIDE CHARITY

CPRE are a local CPRE group for Cheshire., they are a part of a national movement a thriving, beautiful countryside for everyone to enjoy, one with sustainable, healthy communities and available to more people than ever, including those who haven't benefited before.



TAILS ANIMAL RESCUE

Tails animal rescue are a small group run by dedicated volunteers. The rescue group take in those animals that are most in need, and re home them to the best possible carers. They hold several different fundraising events in order to raise money to help those animals that are most in need.



THE LAND TRUST

The Land Trust is a charity that is dedicated to the long-term sustainable management of open space to help benefit the community in the long run. Their aim is to develop the quality of people's lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits.



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OF DEVELOPERS TO HELP YOU
FIND YOUR PERFECT PROPERTY





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To see what homes we currently have to offer, visit our website
www.millermetcalf.co.uk/land-new-homes/





GREENLEACH LANE WORSLEY

PRICE

£2,000,000



8



6

Located on one of the highest regarded roads in Worsley tucked away on the outskirts of Roe Green village. This recently refurbished detached prestige home is a must view. Set within its own gated secure grounds over approx 7,500 sqft including a detached garden cottage. The main residence comprises of six bedrooms all with en-suite facilities, five reception areas, large pool leisure area with a jacuzzi, steam and spa room plus gym. The garden cottage is a lovely self-contained with a kitchen, lounge and a bedroom with an en-suite. Surrounded by landscaped gardens with ample off road parking for several vehicles and a detached garage. Views over woodlands with dedicated seating areas, garden bar and external hot tub.





MOORFIELD

ROE GREEN, WORSLEY



2

4

PRICE

£435,000

LOCATION! LOCATION! LOCATION! Offered CHAIN FREE, this deceptively spacious, double fronted and extended family home with four double bedrooms. Situated in a cul de sac location comprising of just 4 houses! In the heart of Roe Green village, this is the perfect home for the growing family. Ideally located close by to popular primary and high schools, this also offers ideal transport links to Manchester and Liverpool city centres. The property must be viewed to appreciate the overall size and condition of the accommodation and plot on offer. In brief the accommodation comprises a spacious entrance hall, 26ft lounge, extended beautifully presented breakfast kitchen, dining room, utility and wc. To the first floor there is a master bedroom with access to a 4 piece en-suite and walk in wardrobe. There are three further double bedrooms and a four piece family bathroom. Externally there is a driveway to the front and side providing ample off road parking and enclosed patio and lawned garden to the rear.



VIEW OUR
360 VIRTUAL
TOUR





Miller Metcalfe
Every step of the way

*Our Lettings
Service*



Miller Metcalfe
Every step of the way

WHETHER YOU'RE A LANDLORD OR A TENANT, WE'RE HERE TO HELP!

Miller Metcalfe are here to offer you a broad range of experience in the property market. As specialists, dealing with letting properties we are fully focused on the priorities and needs of our Landlords. We have been established for over 130 years, and have vast experience of dealing with the North West market and understand the importance of finding and placing the right tenant in your property. We will work with you to maximise your rental income and ensure that letting your property is effortless and straightforward.

Regardless of whether you own one buy to let investment property or you are a landowner with an enormous venture property portfolio our lettings group can advise you. We're with you every step of the way.

[FIND OUT MORE](#)

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First Step

We provide an exceptional level of service and sound advice to all our customers. We offer more than the traditional property lettings agent by creating a tailor-made package for every landlord, giving that extra personal touch to our service.





1 BOOK YOUR FREE VALUATION

You have already taken the first step and arranged a valuation for your home. Our valuer will now calculate the amount they believe your property is worth.



2 CHOOSING THE RIGHT PACKAGE

When it comes to being a landlord, you have to think about the type of let you will allow. Have you ever considered short V long lets and property management?



3 PREPARING YOUR PROPERTY

Once you have listed your property, we will start gathering interest. It is important to make sure your home is prepped and cleaned ready for your viewings.



4 VIEWINGS ON YOUR PROPERTY

Now is the time to find your perfect tenant. We have the largest database of tenants in your area, meaning it won't be long until you receive an application.



5 RECEIVING AN OFFER

Once your property gains some interest, you will start to receive offers from potential tenants. Now is the time for you to choose the offer you are happy with.



6 ACCEPTING AN OFFER

Once you have accepted an offer, depending on the type of package you have chosen, we will contact the tenant to collect references, sign contracts and take initial payments.



7 PREPARING FOR THE NEW TENANTS

Now you have a move in date in sight for your tenants, now is the time where you should consider carrying out the inventory checks, gas safety tests and professionally clean the property.



8 COMPLETION OF LET

Upon completion of your property, the keys will be handed to the new tenant on the day they will be required to move in.



ROSEDALE AVENUE

LOWTON

OFFERS OVER
£625,000



If you're looking for a family home with real 'WOW' factor then this home will more than likely put an end to your property search.

This impressive detached property is situated within a desirable cul-de-sac, which is well located for local amenities and schools. The accommodation benefits from an impressive open-plan kitchen, dining and sitting area, fitted with Shuller German kitchen units, a Sony 7 seater 3D cinema and music room, study, utility, guest wc and integral double garage to the ground floor. To the first floor are four well-proportioned double bedrooms, with a walk-in wardrobe, en suite and sun-terrace balcony to the Master bedroom. The master bedroom and bedroom two has a comfort cooler system. With a further en-suite and family bathroom. Externally, the property benefits from a resin drive for several vehicles to the front, complete with electric car charging point, with low-maintenance landscaped gardens to the rear and side. Offered with no chain and viewing is a must to fully appreciate the exceptionally high standard of presentation and specification.



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



HAND LANE LEIGH



2

5

OFFERS OVER
£600,000

This delightful detached bungalow offers an abundance of class, charm and character, whilst also offering potential for updating for those wanting a property which they can modernise to their own tastes. Situated on one of the most prestigious roads within the area, this unique property is deceptively spacious and is situated within a generous sized plot, which is well-located for the A580, which provides links into Manchester and Liverpool. The attractive Cedar panellled frontage provides the welcome for the spacious interior which is fitted with solid Mahogany woodwork, with the accommodation briefly outlined as follows:- entrance hallway, three reception rooms, kitchen, utility room, conservatory, five bedrooms, with one bedroom currently being used as a study/bedroom ideal for anyone wanting to work from home. The master bedroom has access to an en-suite and there is a family bathroom. Externally, the property is surrounded by well-established gardens, and benefits from a generous driveway for several vehicles along with a double garage. Viewings are essential in order to appreciate the full potential that this one-off property has to offer and to avoid disappointment.



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

ECO-FRIENDLY: HOW YOU CAN

Reduce Your Carbon Footprint

AT HOME



**THERE ARE PLENTY OF WAYS TO BE KINDER TO THE PLANET... STARTING AT HOME!
HERE ARE A FEW WAYS YOU CAN BEGIN TO REDUCE YOUR CARBON FOOTPRINT.**

REFUSE, REDUCE, REUSE, RECYCLE

- Refuse single-use plastics, this includes anything from food containers to plastic straws.
- Reuse your own bags when you go shopping. Bags for life are great sturdy alternatives to single use plastic bags. Not only do they last longer, they can also carry more goods and in turn help the environment by reducing plastic waste!
- Reusable cups and mugs are great for those on the go. Not only will you save money by not having to constantly repurchase single use plastic bottles, which are in fact the main contributor to pollution, ending up in landfills and never getting recycled, you're also helping the environment!
- Recycle recycle recycle! Did you know that when we recycle, used materials are transformed into new products, which in turn reduces the need to use natural resources. When materials are not recycled, new products are made by obtaining fresh, raw material from the Earth, through mining and forestry. Recycling not only saves energy it also helps protect the environment and reduces landfill!

BUY LOCAL/GROW YOUR OWN/ WASTE NOT

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, and herbs is a great place to start. Why?, Not only does natural produce taste better, it's healthier and can even work out much cheaper than purchasing directly from a supermarket.

All you'll need are a few pots and a suitable windowsill, and once you see how rewarding that feels, you never know, it might inspire a whole veg box or patch in the garden!

UNPLUG

The amount of money you can save on your household energy bills when you are consciously switching off unused electrical items is amazing!

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.

LIMIT YOUR LANDRY

OK, no one's suggesting you let your hygiene slip, but unless a longer hot wash is absolutely necessary, use your washing machine's cool option on a short cycle when doing your laundry, and only put clothes through the wash if they absolutely need it. Small marks can sometimes be sponged off, and things like woollens and jeans really don't need washing very often – try airing your clothes to freshen them up between washes.





EST. 1929

HOLDENS

AND CO.



Homemade artisan ice cream

Our multi award-winning ice cream has been made on site at our little village store in Lancashire to the same secret recipe since 1929. It uses milk from Holstein-Friesian cows who live just up the road and is delicious in a cone to take away or alongside a tasty cake or pud in our Hideaway Café.

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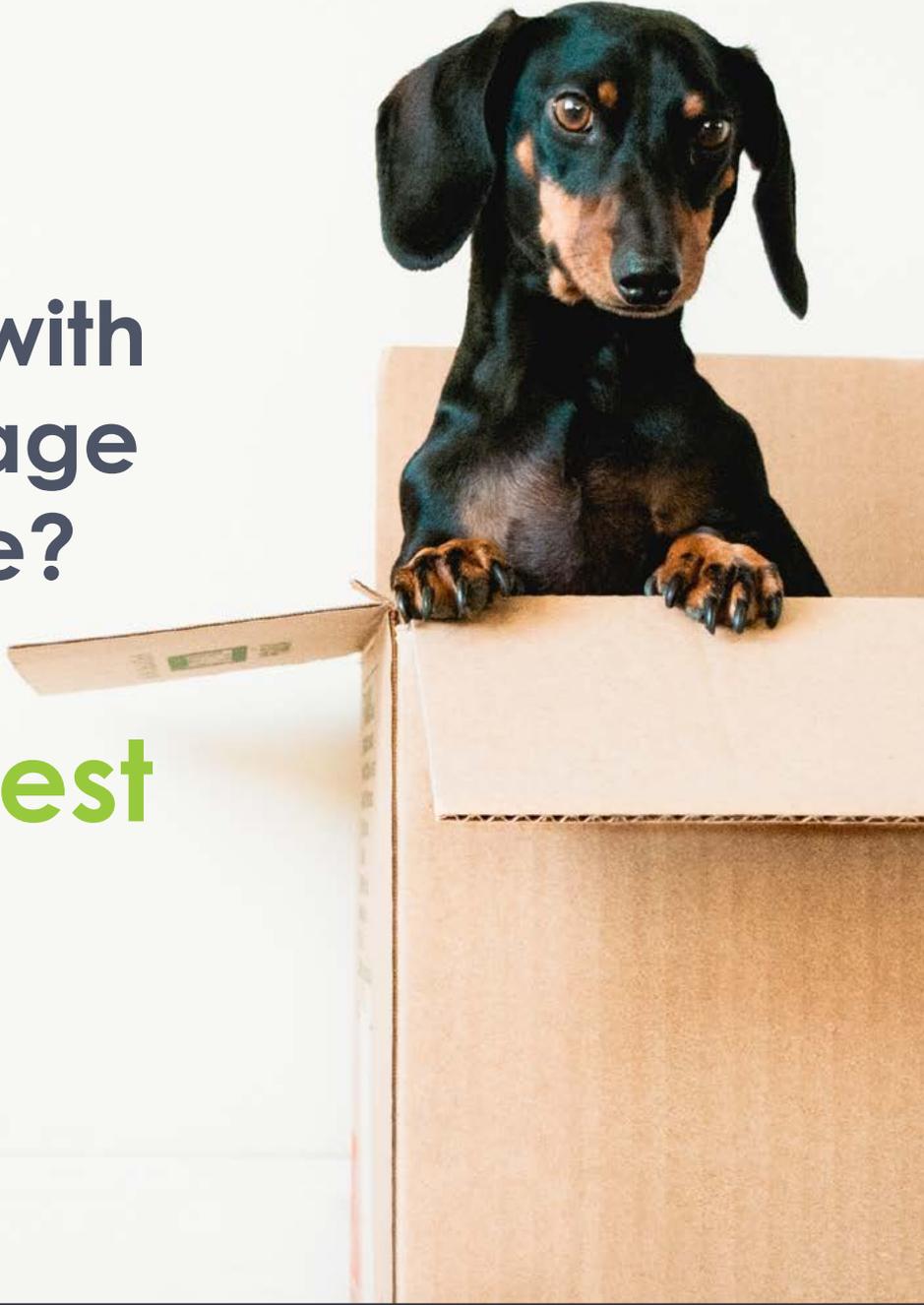
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*Mortgages & Protection
To Suit You!*



Miller Metcalfe

FINANCIAL SERVICES

At Miller Metcalfe, we can provide you with FREE expert financial advice along with the best mortgage and insurance deals on the market right now. And better yet, there are no upfront charges! Get helpful advice on Mortgages, Life Insurance, Home Insurance, Buildings and Contents Insurance, Remortgages & more through Best Financial Services.



Life Insurance



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Self Employed



Home Remortgage



Home Insurance

[FIND OUT MORE](#)



WELBECK ROAD

ECCLES, MANCHESTER

OFFERS IN
EXCESS OF
£775,000



3

5

Beautiful period property situated on a sought after location in Ellesmere Park. Occupying a superb position on a generous plot and not directly overlooked to the front and rear. Very spacious accommodation throughout and comprises entrance hall, lounge, downstairs shower room, a magnificent open plan kitchen, dining and living area and a utility room. To the first floor there is a luxury family bathroom, four bedrooms, the master bedroom has a walk in wardrobe which could be easily converted to an en-suite as its plumbed. To the second floor there is a great size room which is a multifunctional room and could be used as a bedroom, office, cinema room or a playroom with velux windows and its own good size en-suite. Externally there is a fabulous rear garden and to the front there is double driveway providing off road parking and leading to the garage. Viewing is advised on this magnificent family home.



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LADYHILL VIEW

WORSLEY



4

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OFFERS OVER
£630,000

We are delighted to offer for sale, a spacious, five bedroom, detached, family home. Located on the sought after Ellenbrook development on Ladyhill View, this property is set back from the road and occupies a spacious and private plot with a driveway to the front of the property, offering ample off road parking for multiple cars. Internally the property briefly comprises of entrance hall, study area, living room, kitchen/diner, conservatory, garden room, utility and WC. The first floor offers three double bedrooms and a single bedroom, one of which benefits from an en-suite and two benefit from a shared, Jack and Jill bathroom. There is also an additional family bathroom. This property benefits from a spacious loft conversion which is home to the master bedroom with unsuited. All bedrooms are fitted with air conditioning. Externally, to the rear there is a private garden with well-maintained lawn and patio and access to the annex. The annex/outbuilding is complete with electricity and WIFI and features a living area, bedroom level, kitchenette and unsuited. The annex is also installed with air conditioning. This family home is ideally located close to Ellenbrook Primary school as well as the V1 and V2 guided bus route allowing ease of access into Manchester City Centre. The property is also close by to local amenities such as shops and restaurants and just a short distance away from surrounding areas such as Worsley Village, Mon-ton and Walkden. Internal viewing is highly recommended.





QUICK AND EASY

Easter Cake Pops

INGREDIENTS

- 2 x 300g Madeira cakes, roughly broken up
- 300g ready-made vanilla buttercream icing
- Apricot jam, for brushing
- 1kg ready-made white fondant icing
- 250g pack of ready-made pink fondant icing
- 50g white chocolate, melted
- Black writing icing pen

METHOD

- Put the Madeira cakes, roughly broken up, into a blender and whizz to fine crumbs. Add the vanilla buttercream icing and blend together. Roll into 20 balls, then freeze for 30 mins.
- Push a long lollipop stick into each ball and brush with warm apricot jam. Take the white fondant icing and roll small pieces to the thickness of pound coins. Use to cover the balls, pressing it round with your fingers. Cut away the excess icing from around the stick.
- Make ears using pieces of white fondant icing. Take a pack of ready-made pink fondant icing, pull off small pieces and flatten and press onto each ear. Melt the white chocolate; dip the base of each ear in the chocolate, and hold in place on the cake pop until secure. Make a nose from pink fondant, stick on with melted chocolate, and then draw on a mouth and eyes with a black writing icing pen.
- Put the cake pops in the stand – you'll need a cake pop stand or florists' foam in cups – to keep them upright while you make the rest. Chill until ready to serve.





ELLESMERE ROAD

WORSLEY

OFFERS OVER
£695,000



Stunning 1930's four bedroom semi detached family home situated in the most 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 of two large reception rooms, open plan kitchen/diner/living area, en-suite to the master bedroom and a family bathroom with Jack 'n' Jill style access from the second bedroom as well. Externally there are extensive gardens to the rear and to the front there is a large driveway providing ample off road parking via electric remote gates. Viewing is highly recommended.



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VICTORIA CRESCENT ECCLES, MANCHESTER

 2
 5

NOW
SOLD

**** SITS ON A GENEROUS PLOT ** ELEGANT AND GRAND VICTORIAN DETACHED FAMILY HOME ** PACKED WITH ORIGINAL FEATURES AND CHARACTER THROUGHOUT ** MODERNISED TO A HIGH STANDARD AND OVER FOUR FLOORS ****

This property was built in 1902 and retains many original features. The spacious accommodation comprises, a lovely and elegant hallway, three large reception rooms with feature fireplaces, guest wc, modern kitchen with access to the conservatory and the utility room. The basement has four separate cellar rooms which could be used for an array of different functions. To the first floor there are four bedrooms, shower room and a large and beautifully presented 16ft bathroom with freestanding claw foot bath and a large walk in shower. On the second floor there is a further bedroom and a huge loft space. Externally there is a block paved driveway providing ample off road parking with additional parking via double gates. The rear South facing garden is mainly laid to lawn with a patio area. View now to avoid disappointment.





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Top Tips For Moving Home

DURING A PANDEMIC

We know that moving home can be a stressful time, whether you choose to do it on your own or hire professional help, we have gathered together a few tips on moving home (safely) during the pandemic...

PROCEED WITH CAUTION

It's always important to remember that we are still in the middle of a global pandemic and that being careful is vital at this time. Follow the Government guidelines during every stage of your home move. If you are planning on using removal men, ensure that they arrive equipped with the correct PPE and are sticking to the social distancing and hygiene rules! To put it in simple terms, just be wary of your surroundings and limit your interactions with others. Attentiveness is key!

MANAGE YOUR EXPECTATIONS

Life before COVID-19 consisted of numerous removal men, friends and family in and around your home during the moving process. However, it is important to remember that times have changed, we are still under strict Government guidelines and social distancing rules still apply. Avoid crowds, avoid handshakes, keep a safe distance at all times, and wear the correct PPE.

If there are several people in and out of your home quite frequently, keep your internal doors open, not only does this help with air circulation it avoids handles being touched, etc!

KEEP YOUR COSTS DOWN AND KEEP EVERYTHING SECURE

There's no doubt that money is tight for many of us right now, so try to keep your packing material costs to a minimum- using items you already own to pack other contents is a great way to reduce the number of moving boxes, which should also then keep removal costs down!

It is also vital to ensure all boxes are secure, wiped down and disinfected anytime they are touched!



DON'T BE AFRAID TO ASK QUESTIONS

There's nothing wrong with asking questions! Before hiring a removal company find out what their altered protocol is in response to the pandemic. What are they doing to keep you and themselves safe? Are they monitoring the health of their employees? Will they arrive fully equipped with PPE? There is absolutely nothing wrong with communicating openly with your removal company and asking questions in fact, it is recommended!

TAKE RESPONSIBILITY OF THE UNPACKING

Removal companies usually take on the tedious task of unpacking all of your belongings, after all it's part of their job, right? However, with altering times and new precautions, it is highly recommended that you take over the unpacking duties yourself. Some removal companies will wipe down boxes before handing them over, others will leave them in a safe and secure place chosen by you, it should then be your duty to unpack!

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HIGHER BARN FARM

HINDLEY, WIGAN

PRICE
£700,000

 2
 4

Properties like this just don't come to market often as this is a rare opportunity to purchase and create a truly stunning family home as there is still huge potential to make this your dream home. This beautiful 1650s Grade II Listed four bedroom, two bathroom and two reception room detached farm house which has been extended and renovated over the years making this home something truly special. This great family home occupies a most generous sized plot with the property also being set within approximately 1.25 acres, with gated entrance to an exceptional sized courtyard and beautiful established gardens. We strongly recommend a viewing to fully appreciate the location/size and all that this property has to offer, as this fantastic family home is tucked away at the bottom of a quiet private lane making this property semi-rural and extremely private, but is still located within close proximity to local amenities, transport links and highly regarded schools of all ages, meaning you're getting the best of both worlds with this one.



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BIRCH TREE FARM

HOUGHTON GREEN



OFFERS IN THE
REGION OF
£650,000

**** CHAIN FREE! AVAILABLE TO VIEW** OPEN ASPECT RURAL VIEWS** 5 BEDROOM DETACHED CHARACTER PROPERTY ** WELL MAINTAINED FAMILY ACCOMMODATION ** OFF ROAD PARKING PLUS GARAGE **** Birch Tree Farm is an impressive detached residence which sits prominently in a fabulous plot on Radley Lane. The property is approached via an extensive driveway and is nestled adjacent to farm land in the Cheshire hamlet of Houghton Green. This delightful home has been well maintained by the current owners and offers an abundance of period charm and spacious family living in a sought after semi-rural location. The rear of the property has been recently developed providing a double story extension. Accommodation now comprises to ground floor level; entrance hallway, sitting room, l-shaped living room with open double archway through to the dining room, exceptional 35 ft. recently fitted breakfast kitchen with separate with guest W/C, inner porch with access out to the courtyard, utility and gym room. On arriving to first floor level there are four generous bedrooms, one with en-suite and the family bathroom. To the rear of the first floor forms part of the extension and is home to the master suite with walk-in wardrobe and en-suite shower. Externally to the rear there is a double garage and courtyard style garden, whilst to the front the property boasts extensive hedge, tree and shrub enclosed lawn garden with driveway parking.

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

Key Contacts

Subject	Contact Details	Notes
Removal Company	<input type="text"/>	<input type="text"/>
Painters	<input type="text"/>	<input type="text"/>
Decorators/Fitters	<input type="text"/>	<input type="text"/>
Builders	<input type="text"/>	<input type="text"/>
Plumbers	<input type="text"/>	<input type="text"/>
Electricians	<input type="text"/>	<input type="text"/>
Estate Agent	<input type="text"/>	<input type="text"/>
Utility Supplier	<input type="text"/>	<input type="text"/>
Broadband Provider	<input type="text"/>	<input type="text"/>
Cable/Landline Provider	<input type="text"/>	<input type="text"/>
Local GP	<input type="text"/>	<input type="text"/>
Other(s)	<input type="text"/>	

Key Information

Subject	Notes
Bin Day	<input type="text"/>
Alarm Code	<input type="text"/>
Gas Box Location	<input type="text"/>
Gate Code (Apartment)	<input type="text"/>



Change of Address

Do you worry that the task of changing your address is too hard?

Not to worry... our handy checklist helps you keep track of who you have and haven't told about your new address.

Work

- Employer
- Inland Revenue
- National Insurance

Local Authorities

- Council Tax
- Electoral Roll
- Department of Work and Pensions

Recreational

- Health Club/Gym
- Newspaper Subscription
- Clubs & Societies
- Order Subscriptions (DVD, Makeup, Etc)

Household

- Cable/Satellite
- Phone
- Broadband
- TV Licence

Vehicle

- DVLA - Driving Licence
- Vehicle Breakdown Cover
- Car Insurance
- V5C Vehicle Log Book

Utilities

- Electricity
- Gas
- Water
- Royal Mail - Redirect

Education

- School
- College
- University
- Apprenticeship

Healthcare

- Dentist
- Doctor/Local GP
- Optician
- Vet

Insurance

- Health Insurance
- Contents Insurance
- Life Insurance
- Travel Insurance
- Pet Insurance

Services

- Cleaner
- Gardener
- Window Cleaner
- Accountant
- Solicitor

Money

- Banks or Building Societies
- Premium Bonds
- Pension
- Loan Companies
- Credit Card/Debit Card Companies
- Store/Loyalty Cards

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