



Moss Bank Way

Bolton

Miller Metcalfe
Every step of the way

Moss Bank Way

Bolton

Detached



6



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EPC Rating - D

STUNNING AND HIGHLY IMPOSING DETACHED HOME. SIX BEDROOMS, THREE RECEPTIONS, ATTRACTIVE LANDSCAPED GARDENS, DETACHED GARAGE & DRIVEWAY PARKING.

Superb elevated position overlooking Moss Bank Way and access via Harpers Lane, in the popular area of Smithills welcome to 353 Moss Bank Way, a beautiful detached home of highest quality which must be seen in person. The location is surprisingly private yet is well placed for local amenities, well renowned schooling and transport links.

Step inside onto the solid oak flooring, and into the hallway with stairs rising to the first floor and a handy wc & cloak room servicing the ground floor, the accommodation flows effortlessly. To the left a sitting room that is currently being used as a playroom the striking parquet flooring and oak panelling take centre stage in this room. Back into the hall, the formal dining room overlooks the front aspect of the property featuring solid oak flooring and Inglenook fireplace with wood burner giving this room a cosy feel. Looking out and opening into the garden, these reception rooms are fabulous all year round both with solid oak flooring, inglenook fireplace with wood burners.

From the lounge you'll discover the breakfast kitchen, beautifully laid out giving you lots of storage with a range of solid oak cupboard, drawers and prep space with contrasting resin worksurfaces and splashbacks making this kitchen both practical and super stylish. The space for a breakfast table gives you some casual dining space. Your integrated appliances include a steam oven, microwave/convection grill, plate warming draw and induction hob, coffee machine, conventional oven, fridge drawers, Freezer and wine fridge. Connected but separate, a handy utility room that has space for a washer, dryer and dishwasher and integrate fridge/freezer. Access to the garden can also be found via patio doors.

From the kitchen step straight out to the garden. This has got to be one of the easiest gardens to maintain! Over three tiers this with fabulous Indian patio area to catch the sun and if you look a little closer you will notice

you don't even need to cut the grass...yes it's artificial, with glass balustrade making this garden both practical and sleek and is perfect for hosting your garden party! The top tier offers a driveway parking and a detached garage.

Rising to the first floor upstairs to the landing area. On this floor, you will find the modern family bathroom and five bedrooms four of which are double and one single all with different facing aspects. The master bedroom has the added benefit of an en-suite & dressing area.

To the second floor an additional bedroom can be found, this is double in size with three skylight windows.

Smithills is regarded as one of Bolton's most popular areas, offering exclusive private surroundings. Not only being a stone's throw from beautiful open countryside, it is also well placed for a host of local amenities including local shops and eateries, Bolton and



GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.

2ND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

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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