



Waterslea Drive

Bolton

Miller Metcalfe
Every step of the way

Waterslea Drive

Bolton

Detached



4



3

EPC Rating - B

**** BEAUTIFUL EXECUTIVE DETACHED HOME, AFFLUENT SOUGHT AFTER LOCATION, WALKING DISTANCE TO BOLTON SCHOOL****

This former Redrow show home is being welcomed to the market, well presented & appointed, this spacious detached family home situated in the highly desirable and leafy area of Heaton, Bolton. Extended at the back to create a fabulous kitchen & family room, this property provides even more potential to extend should you need extra space which many of the houses on this development have done. The drive and double garage at the front provide plenty of parking and the lawns and gardens give you an glimpse of just how well this beautiful home has been maintained.

The property is well served by Lostock train station and a number of highly regarded local schools including the prestigious Bolton School and Cleveland Preparatory school. Close to the West Pennine Moors for anyone who enjoys countryside walks. There is direct access along Chorley New Road, in both directions, to Middlebrook retail park, and Bolton town centre. Close to several recreational facilities, including 4 golf courses, Markland Hill Tennis Club and David Lloyd leisure club.

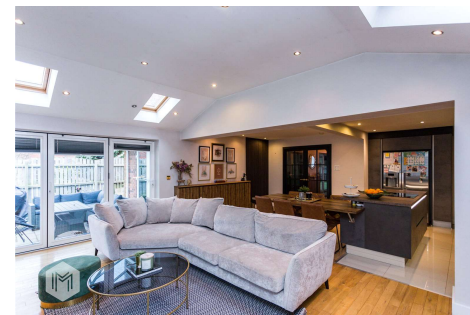
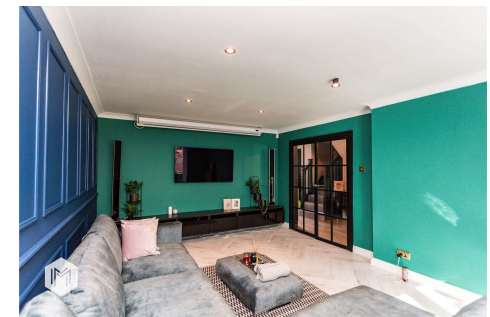
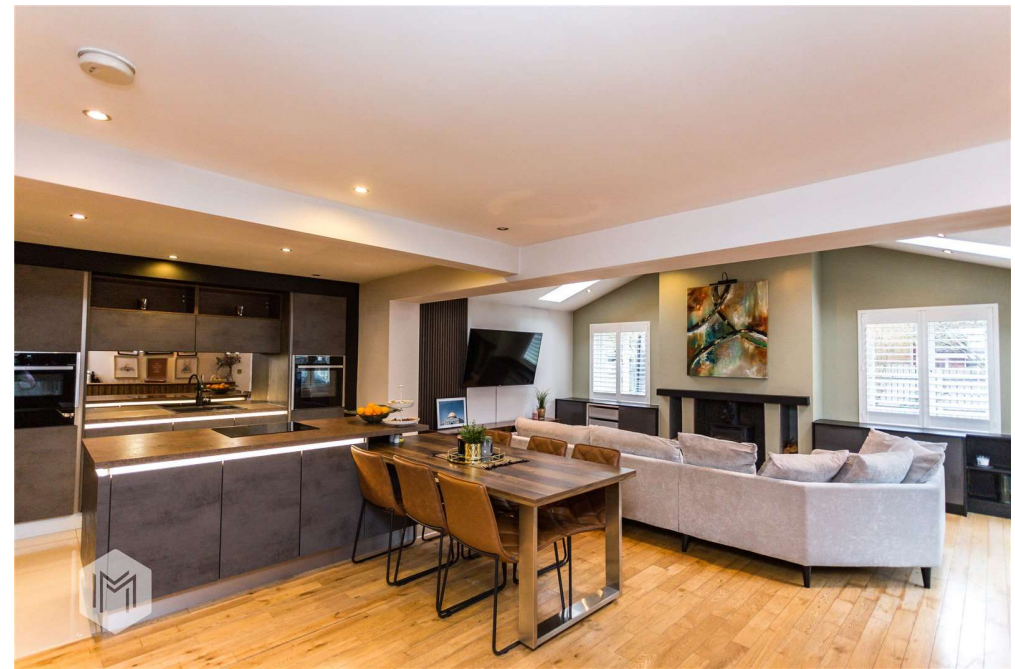
The accommodation comprises of an entrance storm porch leading into the entrance hall, it's very apparent from this space the property oozes contemporary class. The hall gives access to the office/study, spacious lounge, cloakroom/wc & fantastic open plan fitted kitchen & family room that has recently been replaced with a range of fitted appliances, access to a handy utility room with storage facilities and access to an integral garage.

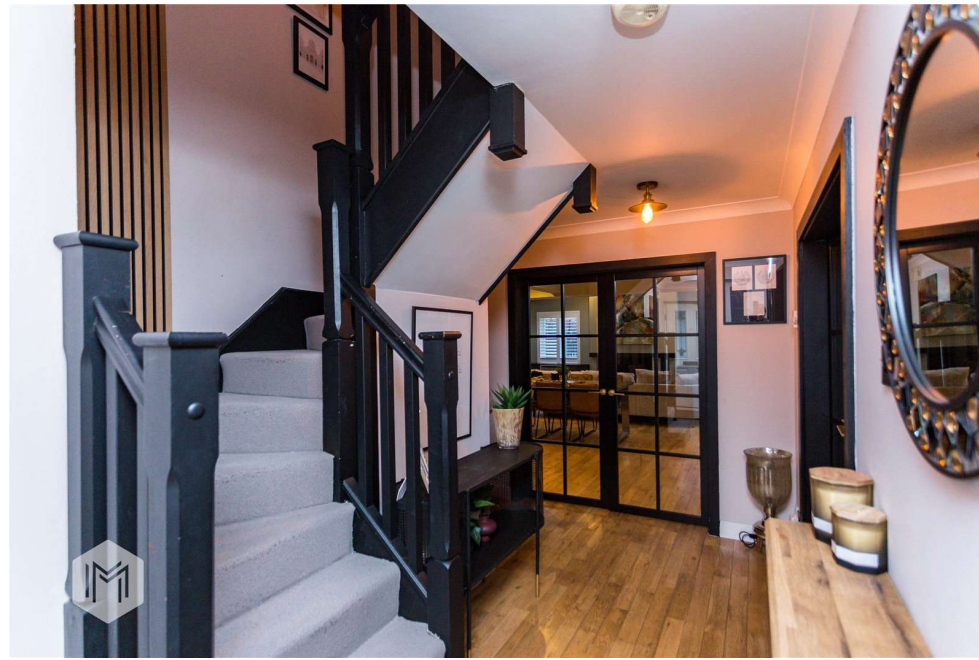
To the first floor there are four good sized double bedrooms, master with access to the four piece en-suite and additional access to a dressing area and a large four piece family bathroom.

This has got to be one of the easiest gardens to maintain! With fabulous patio areas 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 and looks great the covered patio area perfect for hosting your garden party whatever the weather! A driveway provides ample off road parking, with additional parking in the double garage.

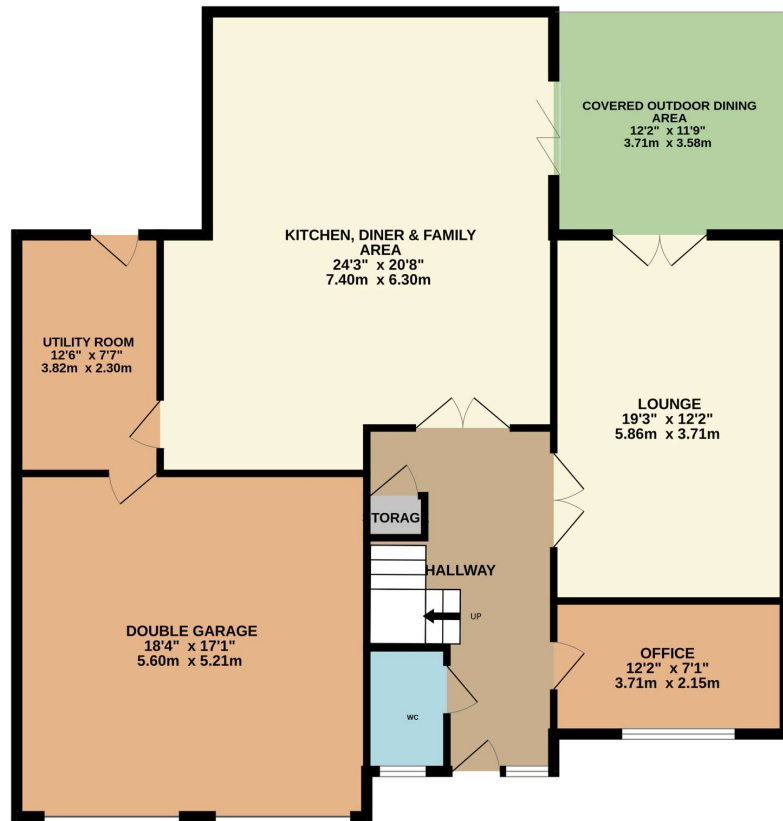
TENURE
Freehold

LOCAL AUTHORITY/COUNCIL TAX
Bolton
Band: G
Annual Price: £3,266 approx

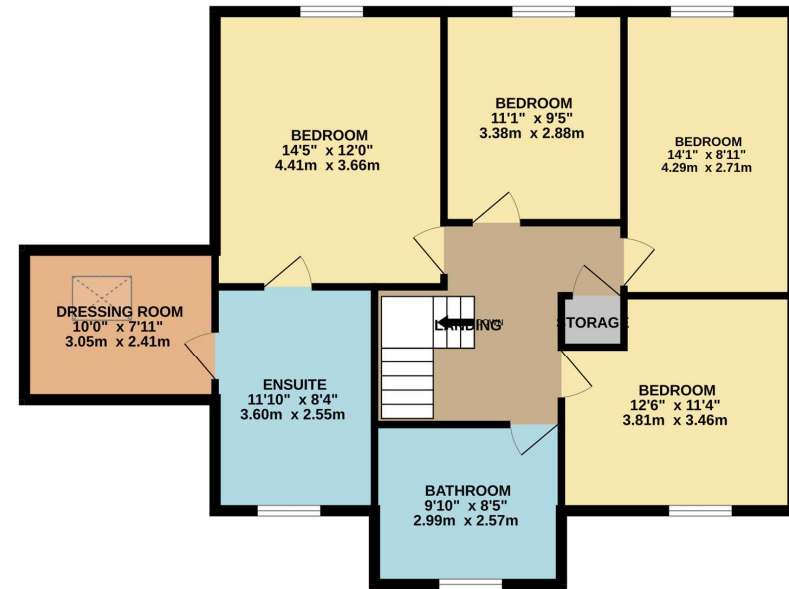




GROUND FLOOR
1374 sq.ft. (127.6 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2288 sq.ft. (212.6 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.
Made with Metropix ©2023

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.