



*Dobb Brow Road*

Westhoughton

**Miller Metcalfe**  
*Every step of the way*



# Dobb Brow Road

Westhoughton

Detached



4



3

EPC Rating - C

Welcome to Inglenook, an extraordinary property nestled in the sought-after area of Dobb Brow Road, Westhoughton, Bolton. This magnificent detached residence sits on approximately 1/3 acre of meticulously landscaped land, offering a harmonious blend of elegance, comfort, and functionality.

Upon entering this remarkable home, you're greeted by a spacious entrance hallway that sets the tone for the grandeur that awaits within. The ground floor boasts a thoughtfully designed layout, including a convenient downstairs WC for guests. The living spaces are designed to cater to your every need: a warm and inviting lounge, a formal dining room perfect for hosting gatherings, a cozy TV room for relaxation, and a versatile study ideal for a home office.

The heart of the home lies in the stunning kitchen, equipped with top-of-the-line amenities including a breakfast bar, built-in wine cooler, microwave, cooker, dishwasher, and fridge. The adjacent utility room provides practicality and convenience.

Upstairs, you'll find four generously sized bedrooms. The master bedroom is a true sanctuary, featuring an ensuite bathroom complete with a lavish walk-in shower and sophisticated Jack and Jill sinks. The master suite also boasts a walk-in wardrobe and fitted wardrobes, ensuring ample storage and style.

The main bathroom exudes luxury with a four-piece suite, featuring a corner bath, double shower, sink, and toilet. Every detail has been meticulously designed to provide an indulgent experience.

The allure of this property extends to the outdoor spaces. The south-facing garden bathes the property in natural light and features a greenhouse, potting shed, and a charming summer house equipped with electricity, perfect for enjoying the outdoors year-round.

The property also offers practicality with a double garage equipped with electricity, a separate workshop area which could be used as a gym. There is a convenient log storage. Stay connected and secure with the integrated smart heating system and fitted cameras.

Inglenook, located at Dobb Brow Road, Westhoughton, Bolton, Greater Manchester, BL5 2AY, presents an exceptional opportunity to own a home that seamlessly combines opulence, functionality, and convenience. This property truly defines luxury living in a prestigious location. Contact us today to schedule a viewing and experience the essence of Inglenook firsthand.

DISCOVER THE ENCHANTING LOCALE OF DOBB BROW ROAD, WESTHOUGHTON, BOLTON





Nestled within the charming neighbourhood of Dobb Brow Road in Westhoughton, Bolton, this property is ideally situated to offer both a tranquil escape and easy access to a multitude of amenities and transport links.

**Transport Links:**

Commuting is a breeze from Dobb Brow Road. The property enjoys proximity to several major roadways, including the A6 and the M61 motorway, ensuring convenient connections to Bolton, Manchester, and beyond. The nearby Westhoughton Train Station provides excellent rail links to Manchester, Wigan, and beyond, making daily commutes or leisure trips a hassle-free experience.

**Amenities:**

Within a short distance from the property, residents will find a host of local amenities that cater to every need. Westhoughton Town Centre offers a delightful blend of shops, cafes, restaurants, and local businesses, creating a vibrant community hub. The bustling market town atmosphere ensures that you have access to fresh produce, artisanal goods, and a variety of services.

**Recreation and Nature:**

For those who appreciate the outdoors, the property's location offers ample opportunities to explore nature's beauty. Nearby parks and green spaces invite residents to unwind, exercise, or enjoy picnics amidst serene surroundings. Additionally, the property's south-facing garden provides an oasis of tranquillity for relaxation and outdoor gatherings.

**Education:**

Families with children will appreciate the range of educational options available in the vicinity. Local primary and secondary schools offer quality education, ensuring that young learners have access to excellent learning opportunities.

**Local Attractions:**

History enthusiasts can explore the rich heritage of Westhoughton through landmarks such as Westhoughton Hall and other historical sites that reflect the town's past. For entertainment and cultural experiences, nearby theatres, galleries, and venues in Bolton and Manchester offer a wide array of choices.

**Community and Lifestyle:**

Dobb Brow Road embodies a strong sense of community, where neighbours come together for local events, fairs, and gatherings. The area fosters a warm and welcoming atmosphere, making it an ideal place to establish lasting connections.



**TENURE**

Leasehold  
Lease Term: 999 years from 7 July 1776  
Lease Term Remaining: 752 years  
Lease End Date: 07 Jul 2775

**LOCAL AUTHORITY/COUNCIL TAX**

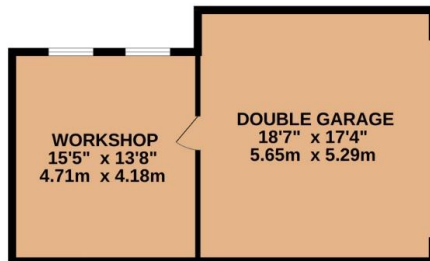
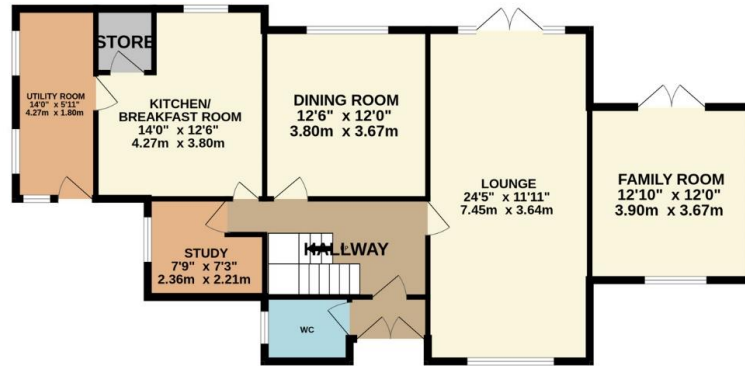
Bolton  
Band: G  
Annual Price: £3,266 approx



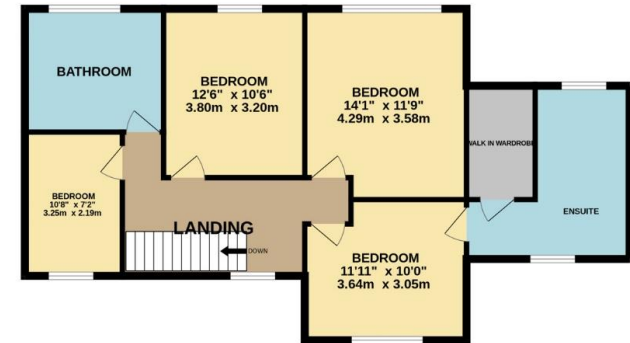




GROUND FLOOR  
1584 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 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.