



The Woodlands
Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

FANTASTIC SIZE PLOT, FIVE BEDROOM DETACHED FAMILY HOME, WALK IN CONDITION, BURSTING WITH AN ABUNDANCE OF INDOOR & OUTDOOR LIVING SPACE ***

Meticulously maintained and beautifully presented, just wait until you see inside this five-bedroom detached family home, all ready and updated for you to move in, unpack and settle down.

Occupying a lovely position, on a fantastic size plot of approximately 0.25 acres, in a cul de sac location. The property is set back from the road and enveloped within the plot.

This is one of those homes where you walk in and feel reassured that every little detail has been meticulously maintained and lovingly updated over the years, both inside and out.



Step inside through the porch and emerge into the spacious entrance hall, this room offers an abundance of versatility and due to the size could be utilised as a dining space. Take the double doors to your right and proceed into the lounge, this is a fabulous living space lined with wooden flooring and the wood burning stove, taking centre stage in this room to add that cosy feel. Retrace your steps back into the hall, with access into a second reception room, that again is versatile, currently being used by the current owners a snug, however, would make a fantastic playroom or chill out area for older kids. The hub of this fantastic home is the kitchen/family room located to the rear of the property, flooded with natural daylight which streams through the windows and sliding doors. This sleek kitchen is beautifully laid out giving you lots of storage and prep space and is both practical and super stylish. Your integrated appliances include a two Neff hide & slide single ovens, Neff microwave oven & combi over with plate warmer, Induction hob & extractor hood, dishwasher, fridge & freezer and separate fridge. Connected but separate, a handy utility room has space for your washer and dryer and gives you even more storage space. The handy downstairs wc completes the ground floor and is what every busy family home needs!



Take the staircase to the first floor passing an attractive window halfway up before emerging onto a large light-filled landing.

There are five bedrooms on the first floor, four doubles all with bespoke fitted wardrobes and furniture. A single bedroom that would be perfect for a nursery or office space. The master bedroom overlooks the rear, A blissful retreat with views to swoon over... what a sight for tired eyes. Complete with its own three-piece en-suite. The family bathroom, a three-piece, services the additional bedrooms.



Pull up on the block paved driveway in front of the double garage knowing that parking will never be an issue here as the children grow up and get cars of their own. The garage also offers additional storage space that is accessible from the rear lower level.







You can access the back of the house from either side and have plenty of areas to keep the bins handy but out of sight. The garden at the back of the house is as neat and well-manicured as the front, your private sanctuary to relax and enjoy, perfectly private and fully enclosed. Designed with relaxation in mind, this garden has a neat patio area to enjoy your morning cuppa and a lawned gardens, so you are sure to catch the sun throughout the day.

This well-presented family home is located on one of the more respected and sought after roads in the area which allows for excellent access to junction 6 of the M61 motorway, Lostock train station, which is itself on the mainline to Manchester, two golf clubs, excellent schooling including Bolton School and Clevelands preparatory school plus the wide-ranging facilities and amenities of the Middlebrook Retail and Leisure park.

Tenure

Leasehold - The seller has notified us no ground is payable
Lease Start Date 25 Feb 2001
Lease End Date 01 Jul 2987
Lease Term 999 years from 1 July 1988
Lease Term Remaining 964 years

Council Tax

Band: G
Annual Price: £3,266

Mobile Coverage

EE - High
Vodafone - Medium
Three - High
O2 - Medium

Broadband

Basic
29 Mbps
Superfast
72 Mbps

Satellite / Fibre TV Availability

BT - Yes
Sky - Yes
Virgin - Yes

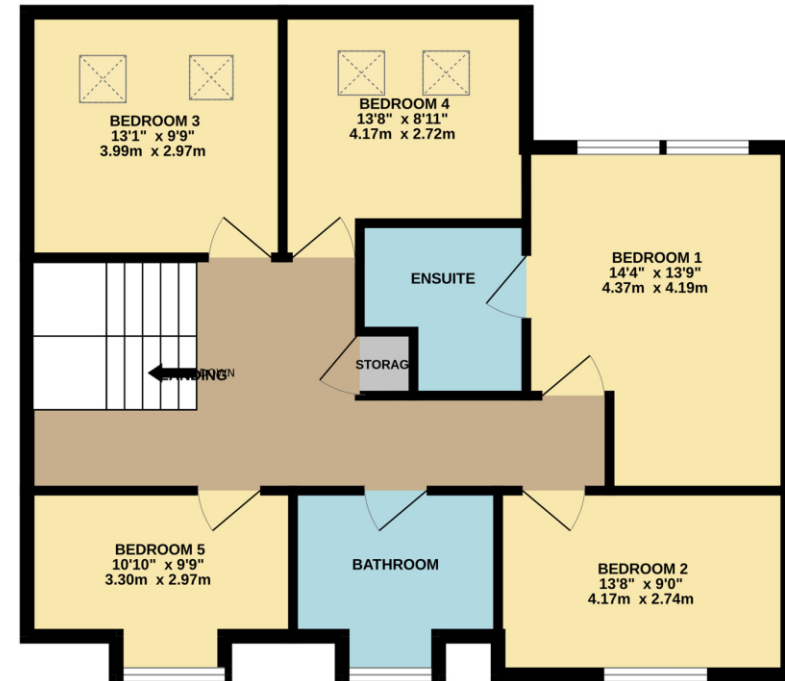
EPC Rating - C



GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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