



Old Hall Mews

Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

A very warm welcome to Old Hall Mews - a quiet and charming hamlet of unique properties located off Old Kiln Lane on the Heaton/Lostock border. Take advantage of some truly wonderful surroundings with far-reaching views to both sides in what is a peaceful and tranquil setting.

Although private and located off the beaten track, the property is far from isolated. For those that enjoy outdoor pursuits there's plenty of walking trails on offer right on the doorstep. Popular country style pubs such as the Bob Smithy and Blundell Arms are within walking distance, a good spot for a thirst quencher. For those that need to commute, there's fantastic links to Manchester, Chorley, Preston and beyond via the local motorway network. There's also good access to an excellent range of both private and public schooling.

Pull up the multi-car cobbled driveway and take in some of the finest surroundings the local area can offer. Take advantage of a bright and spacious country style kitchen, two large formal reception rooms and a cloakroom to the ground floor. To the first floor you'll find four generous bedrooms plus a family bathroom suite.



Number 5 has been a much loved family home for many years. It's immaculately presented throughout and ready to move straight into and make your own. We think the property would appeal to a wide variety of buyers. It would suit a growing family who are looking to upsize and maximise the space on offer. It would also suit someone looking to downsize to something that's lower maintenance without having to compromise on living space.

The accommodation briefly comprises; entrance from the front has a door which leads to a traditional country style kitchen with a combination of base and eye level units. It also has ample space to accommodate a formal dining table. Moving through the ground floor you'll find two large reception rooms which have been used for formal living and dining spaces in the past. There's also a convenient cloakroom on the ground floor. Take the stairs to the first floor and a galleried landing provides access to four generous double bedrooms with the master benefitting from an en-suite shower room in addition to the family bathroom.

Externally to the front there's a driveway for two cars plus the integral garage. There's also a well-kept lawned garden to the front. To the rear is a well-kept and low maintenance patio/seating area. This leads to another communal garden which is framed by mature trees and bedding, we understand the upkeep of this is covered by the maintenance costs.









EPC Rating - D

Mobile Coverage

EE
Vodafone
Three
O2

Broadband

Basic 23 Mbps
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

Tenure

Leasehold
999 years from 13 January 1987

Local Authority & Council Tax

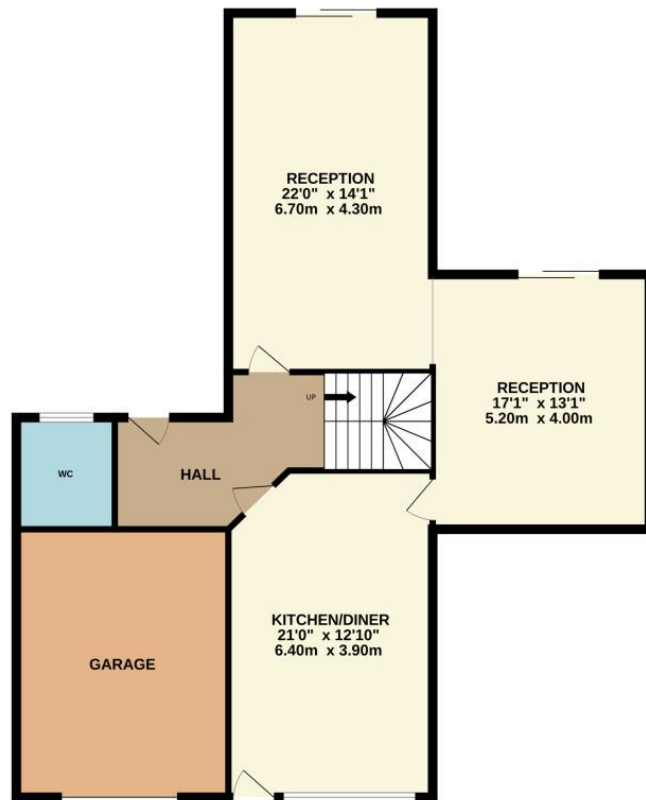
Bolton Council
Band G
Annual Price: £3,266

Flood Risk

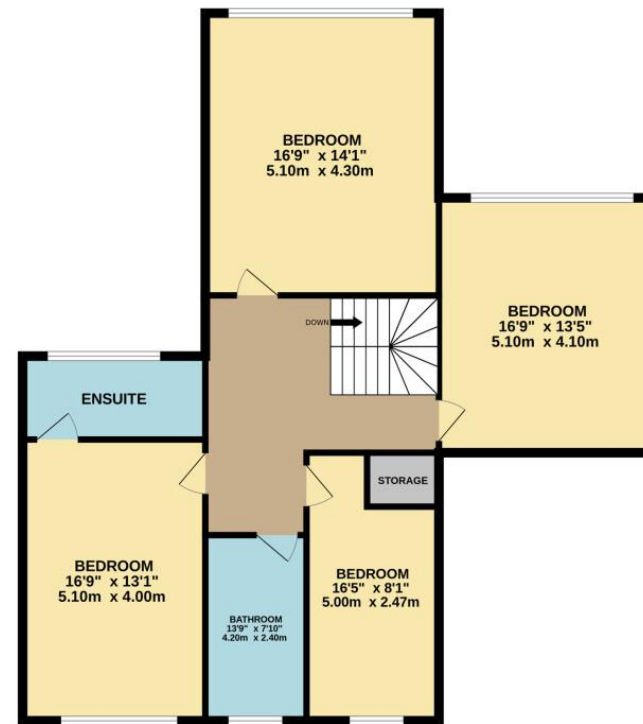
Very Low



GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 2186 sq.ft. (203.1 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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