



2A, Albert Road

Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

***FANTASTIC MODERN HOME, OVER THREE STOREYS, HIGHLY VERSATILE LIVING ACCOMMODATION ***

A beautiful and substantial six bedroom property with exceptionally well proportioned and highly flexible living space that perfectly combines a plethora of a modern contemporary style and an impressive home of the highest calibre that must be viewed internally to be fully appreciated.

Located within the heart of Heaton on one of the most prestigious locations in Bolton, this superb property is within walking distance of Bolton School, within easy access of a variety of amenities and is well placed for major transport links such as the M61 motorway, making it an ideal base for commuting into Manchester and Salford Quays.

The contrasting elements of this property including the high ceilings not often found with this type of build, large well proportioned rooms and all modern fitted bathrooms, this property has perfect balance and has all the qualities you would expect for growing and multi generational families.



Ground Floor

Enter through the larger than average traditional door into the spacious entrance hall, the accommodation flows effortlessly with stairs rising to the first floor a handy WC services the ground floor accommodation. To the left, this room is currently being used as a formal dining room, this could be used a playroom or office space. Double doors lead into the larger than average lounge/diner with the open fire and stone hearth taking centre stage in the room, perfect for those winter evenings. From the lounge, double doors provide access into the conservatory overlooking the rear garden. Retrace your steps back into the lounge/diner with open access flowing into the modern fitted kitchen with a range of fitted appliance to include, Induction hob & extractor, two double ovens & fridge. Access is provided into the integral garage, the current sellers are using this space as a utility/cooking area, with ample storage space, however, could be converted back into the garage space for additional off-road parking.

First Floor

From the entrance hall take the stairs to the first floor and you are greeted with a large landing area, natural daylight flows though the large window onto this space. There are 4 doors leading off the landing area, The first room is currently being used as a 2nd reception room but could make a fantastic size third bedroom, the second bedroom has its own three-piece ensuite and fitted bespoke furniture and double doors leading out onto your private balcony. Overlooking the front aspect of the property there is an additional double room, with bespoke fitted furniture. The four-piece modern fitted bathroom with underfloor heating completes this floor.







Second Floor

Take the stairs to the second floor, you will find the master bedroom this runs the full length of the house to the rear with fully fitted bespoke wardrobes and furniture and in turn gives access to the four piece en-suite bathroom with underfloor heating. Retrace your steps onto the landing two doors giving access to two additional rooms, both with bespoke fitted wardrobes, the fifth bedroom has been split by the current seller to create a dressing area, however this could be reverted back to offer a larger fifth bedroom. The modern fitted five piece bathroom with underfloor heating completes this floor.

External

Pull up and drive through the double gates, knowing parking will never be an issue here, with space for 6 cars, leading to the attached double garage. To the rear a laid to lawn garden and patio area to enjoy the summer sun.

Tenure

Freehold



Council Tax

Local Authority: Bolton
Band: G
Annual Price: £3,266

Mobile Coverage

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

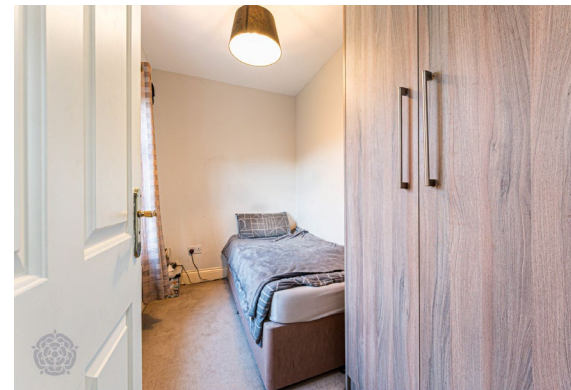
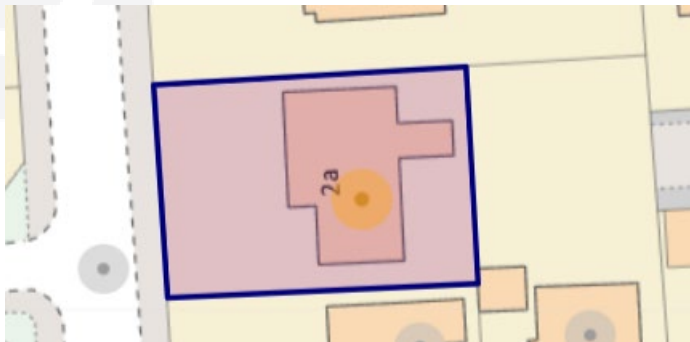
Broadband

Basic - 15 Mbps
Superfast - 80 Mbps
Ultrafast - 1000 Mbps

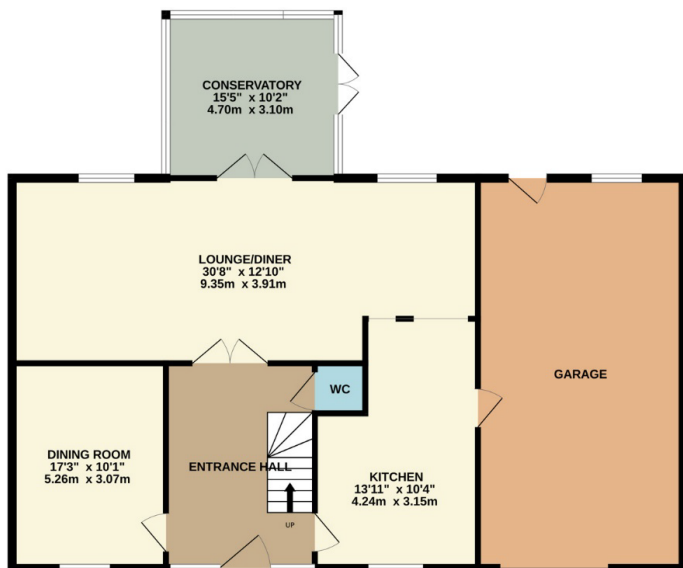
Satellite / Fibre TV Availability

BT - Yes
Sky - Yes
Virgin - Yes

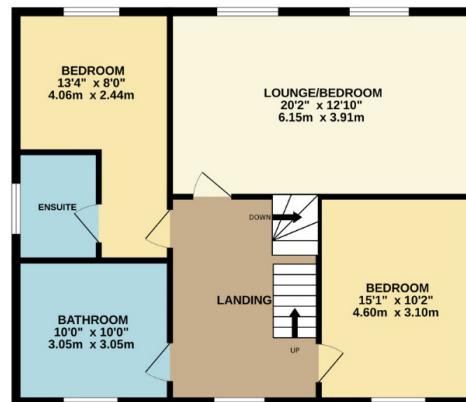
EPC Rating - To be confirmed



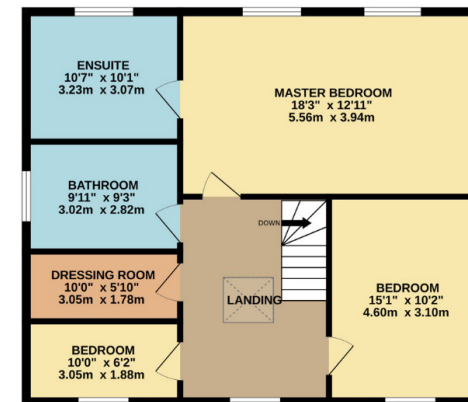
GROUND FLOOR
1247 sq.ft. (115.8 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.8 sq.m.) approx.



2ND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2791 sq.ft. (259.3 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.



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