



Milnholme
Bolton

Miller Metcalfe
Every step of the way

Milnholme

Bolton

Detached



4



2

EPC Rating - To be confirmed

Nestled at the serene apex of a tranquil cul-de-sac, this commanding 4-bedroom detached property could easily be reverted to its original five bedrooms by reinstating a dividing wall between what were two singles.

As you approach, you're greeted by manicured gardens and a sweeping driveway. Upon entering, you're immediately struck by the spaciousness and meticulous attention to detail. The lounge, with its inviting ambiance, marble and Welsh slate fireplace and remote-controlled gas fire, is the perfect space to unwind after a long day, while the dining room sets the stage for memorable gatherings and intimate dinners.

The conservatory, flooded with natural light, offers views over parkland, countryside and the moors beyond that stretch as far as the eye can see. It's a sanctuary of serenity, ideal for basking in the beauty of nature or indulging in morning coffee. Adjacent is the snug/office, a versatile space that can effortlessly transition from a cosy retreat to a productive workspace, providing the flexibility to adapt to your lifestyle needs.

The heart of the home lies in the well-appointed dining kitchen, where culinary dreams come to life amidst appliances, ample storage, and sleek countertops. Whether you're an enthusiast or a casual cook, this space is sure to inspire your creativity. Adjacent but separate is the handy utility with a range of wall & base units, sink and mixer tap and door leading to the side & rear of the property.

Ascend the staircase to the galleried upper level, where four generously sized bedrooms await, each offering a peaceful haven for rest and relaxation. The master suite is a true sanctuary, with fitted wardrobes, a three-piece ensuite bathroom and picturesque views of the surrounding landscape. Formerly five bedrooms, the fourth bedroom has been extended into the fifth to create a large double room, with bespoke fitted wardrobes, drawers, and bookcase. The additional two double bedrooms provide ample space for family members or guests, while the modern four-piece family bathroom, lined with designer tiles to compliment the white bathroom suite, ensures convenience and comfort for all.

Outside, the property continues to impress, with well-maintained gardens providing the perfect backdrop for outdoor entertaining or al fresco dining. Enjoy lazy summer afternoons on the patio, surrounded by lush greenery and the soothing sounds of nature.

Despite its idyllic setting in a leafy, desirable pocket of Bolton, this property is conveniently located just moments away from local amenities, schools, Moss Bank Park and the main artery road in & out of town, ensuring that everyday essentials are always within reach. Whether you're seeking tranquillity or the hustle and bustle of town life, this exceptional property offers the best of both worlds, promising a lifestyle of luxury, comfort, and convenience.





TENURE
Freehold

COUNCIL TAX
Band: G
Annual Price: £3,266

MOBILE COVERAGE
EE - Medium
Vodafone - Medium
Three - High
O2 - Medium

BROADBAND
Basic
14 Mbps
Superfast
80 Mbps

AGENT NOTES
Full Fibre 2, and the new cabling was done by CityFibre.

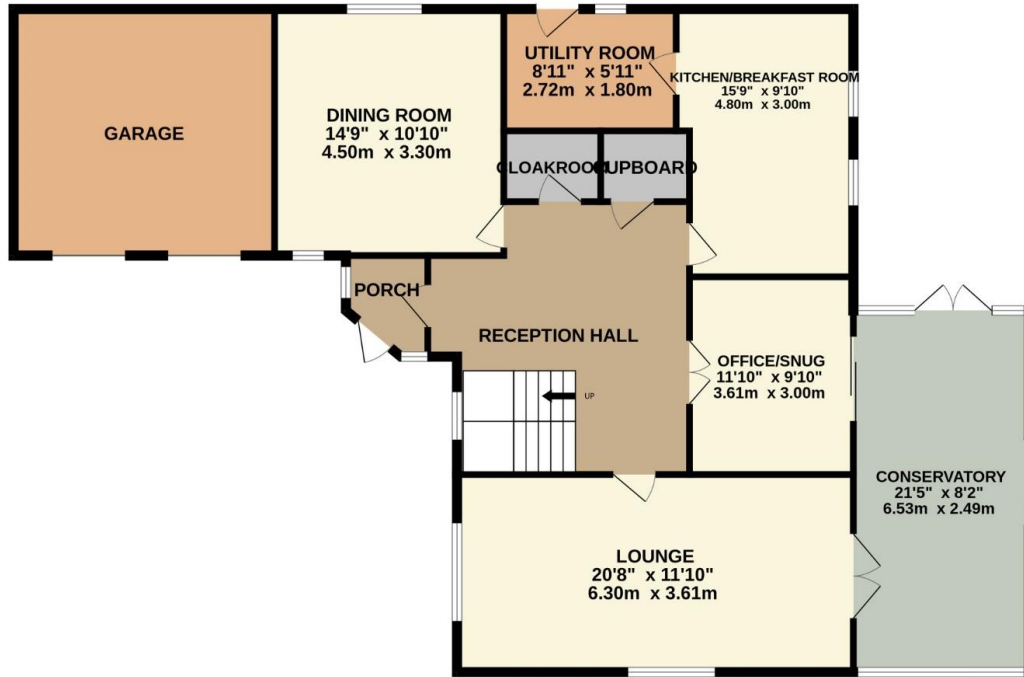
SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes



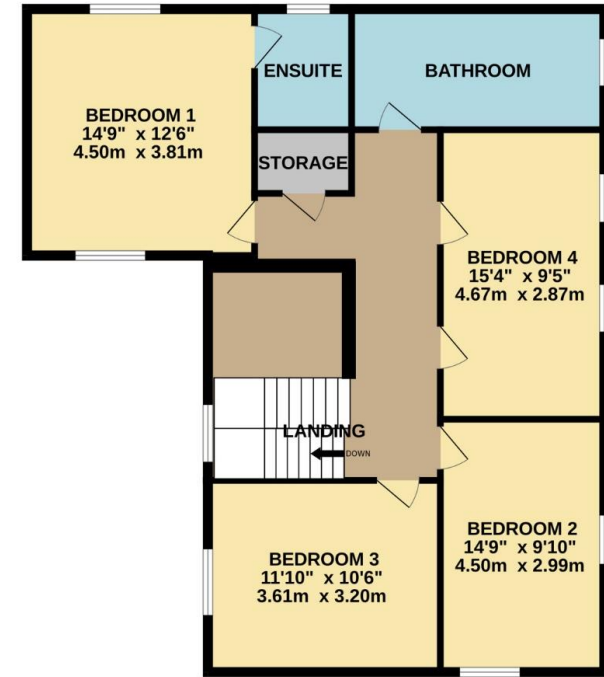
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GROUND FLOOR
1521 sq.ft. (141.3 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2559 sq.ft. (237.7 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.