



Chorley New Road
Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

Step back from the hustle & bustle and discover Westmorlands, a private, gated property nestled just off the prestigious tree lined Chorley New Road.

Private but by no means isolated, Westmorlands is ideally positioned only minutes walk from private schools of Bolton School & Clevelands preparatory. Lostock Train Station is a short drive away giving direct access to Manchester City Centre and Manchester Airport & the M61 is perfect for commuting. Middlebrook Retail Park and Bolton Town Centre in the opposite direction are no more than a 10 minutes drive. At the weekends enjoy days at the David Lloyd leisure club and for those keen to golf, Bolton & Regents Golf Clubs are a stones throw.

As you pass through the imposing gates and into the private domain, a sense of exclusivity washes over you. Parking will never be an issue here as the kids grow older with ample space to park vehicles and additional driveway behind a second pair of gates leading to the double detached garage.



Step inside, and you are greeted by an ambiance of comfort. The expansive living spaces are adorned with an abundance of natural daylight that creates an inviting atmosphere that beckons you to explore further.

The heart of the home lies in the spacious kitchen/diner room overlooking the rear aspect of the property, with integral appliances, ample wall and base units with centre island that doubles as a gathering space for family & friends. Peep through to the practical and handy utility room, perfect for a growing family.

Adjacent to the kitchen, the additional reception room is currently being used as a snug/gym however would be the perfect setting for intimate dinners or lavish gatherings.

Just off the entrance hall, the snug is a haven of comfort and relaxation, offering a sanctuary where you can escape the hustle and bustle of the outside world and unwind. Step into the spacious lounge, the large window floods the room with natural light, this inviting space welcomes you with open arms, promising a relaxation for both residents and guests alike.







Ascend the staircase to the upper levels, where luxury awaits at every turn. The master bedroom is a serene retreat, boasting a spacious layout, a sumptuous en-suite bathroom, and a private dressing room where you can indulge in the height of comfort and style. Step out onto the balcony that overlooks the rear garden, and you are treated to views of the lush landscape below, offering a tranquil escape from the hustle and bustle of everyday life.

Two additional bedrooms, have the use of the Jack N Jill bathroom and the study complete this floor.

Rising to the second floor, two bedrooms provide ample accommodations for family and guests, each thoughtfully designed with comfort and privacy in mind. Whether used as guest suites, home offices, or personal sanctuaries, these rooms offer versatility to suit your lifestyle needs.



Council Tax

Band: G
Annual Price: £3,266

Mobile Coverage

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

Broadband

Basic
22 Mbps
Ultrafast
1000 Mbps

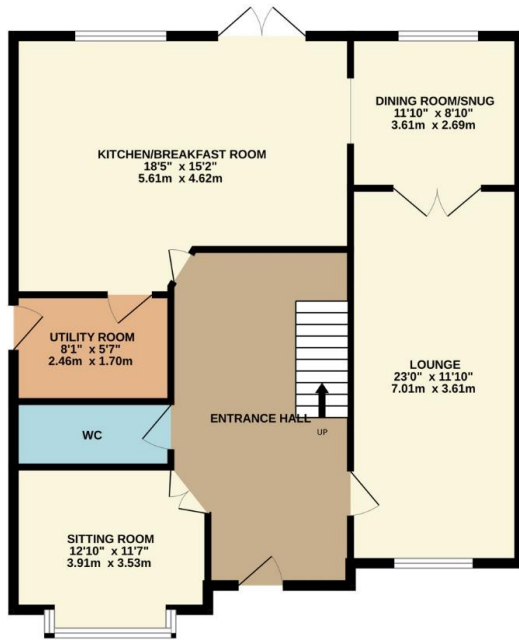
Satellite / Fibre TV Availability

BT - Yes
Sky - Yes
Virgin - Yes

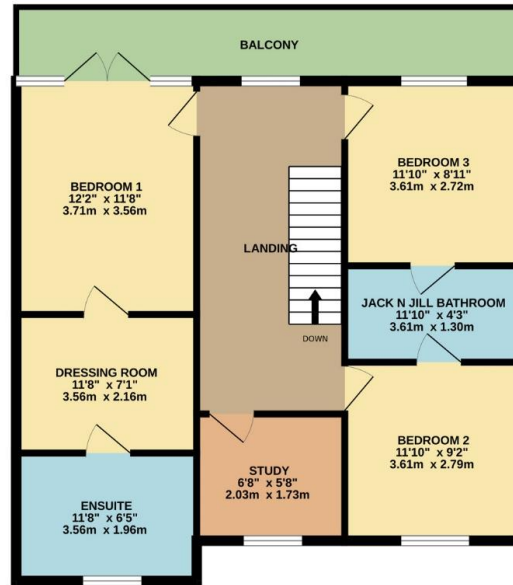
EPC Rating - D



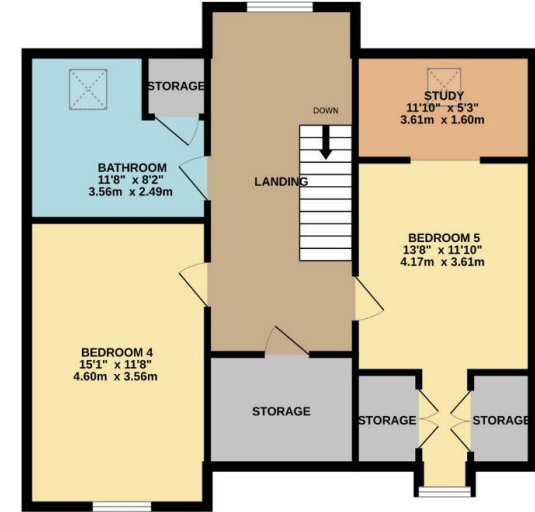
GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



2ND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 2369 sq.ft. (220.1 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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