



Tanglewood, Ashleigh Drive
Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

Standing proudly within a large 0.53 acres of, mature plot upon one of Bolton's most premier roads, this spectacular individual detached Bungalow offers exceptionally spacious and highly versatile living space, coupled with breath-taking larger than average size mature gardens. Built to exacting standards this wonderful property provides exceptional potential.

Widely regarded as one of the more superior areas of Bolton, Heaton has always been popular with homebuyers due to the close proximity of renowned schooling including both Cleveland's and Bolton School. It is also well placed for major transport links including the M61 and Lostock railway station, providing excellent commuter access into Manchester and Salford Quays. Other local amenities that are easily to hand include Victoria Inn, the popular Middlebrook retail development and Bolton town centre.

Although this fabulous house would benefit from some cosmetic upgrading, the potential is unlimited. Rarely do homes of this calibre come to the market in such unique locations and as such, an early viewing is strongly advised to avoid disappointment.



Reception Rooms

This impressive family home is certainly not short of space with offerings of large flexible living rooms. The property has 2 separate reception rooms in total, spacious lounge with patio doors leading out into the spacious garden, formal dining room suitable for dinner with family & friends. All of the rooms are versatile and can be adapted to suit its new purchaser.

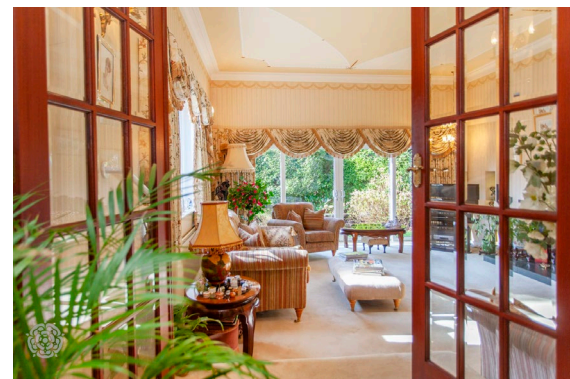
Dining Kitchen

The open plan dining kitchen is fitted with an extensive range of wall and base units comprising cupboards and drawers. This wonderful space offers more than enough room for both cooking and dining alike making it ideal for modern lifestyles. Located just off is the attached double garage, larger than average ideally suited for white goods and provides additional storage space.

Cloakroom And Bathroom

The property has a guest WC which is located just off the rear porch and a four piece family bathroom suite located off the hallway which leads the bedrooms.

The property is located just off a private driveway. Set within a generous plot with a driveway provides extensive parking and in turn offers access the double garage which offers yet more secure parking and extensive interior storage space. The larger than average sized mature gardens provide excellent outside space, ideal for children's play, relaxing and outdoor entertaining. Due to the size of the plot, there is excellent potential for extending the property, subject to relevant planning consent.







Bedrooms

There are 4 bedrooms in total within the property, all of an enviable size. The master suite is a vast room with views overlooking the rear garden, access into a dressing room and a shower room.





Location

The location is highly regarded, offering exclusive private surroundings, and is well placed for local amenities including Bolton and Cleveland's private schools and a wide range of major retail outlets. With major transport links in and out of Bolton including the M61 motorway, this is the ideal setting for commuting to a variety of locations including Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Wigan and Liverpool.



Tenure

Leasehold

Lease Term: 999 years from 3 June 1868

Lease Term Remaining: 843 years

Lease End Date: 01 May 2867

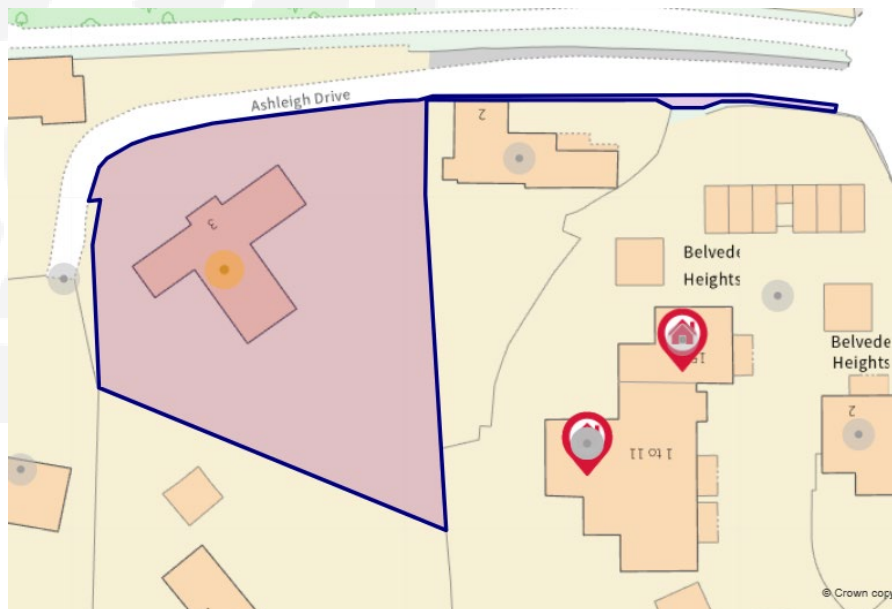
Local Authority/Council Tax

Bolton

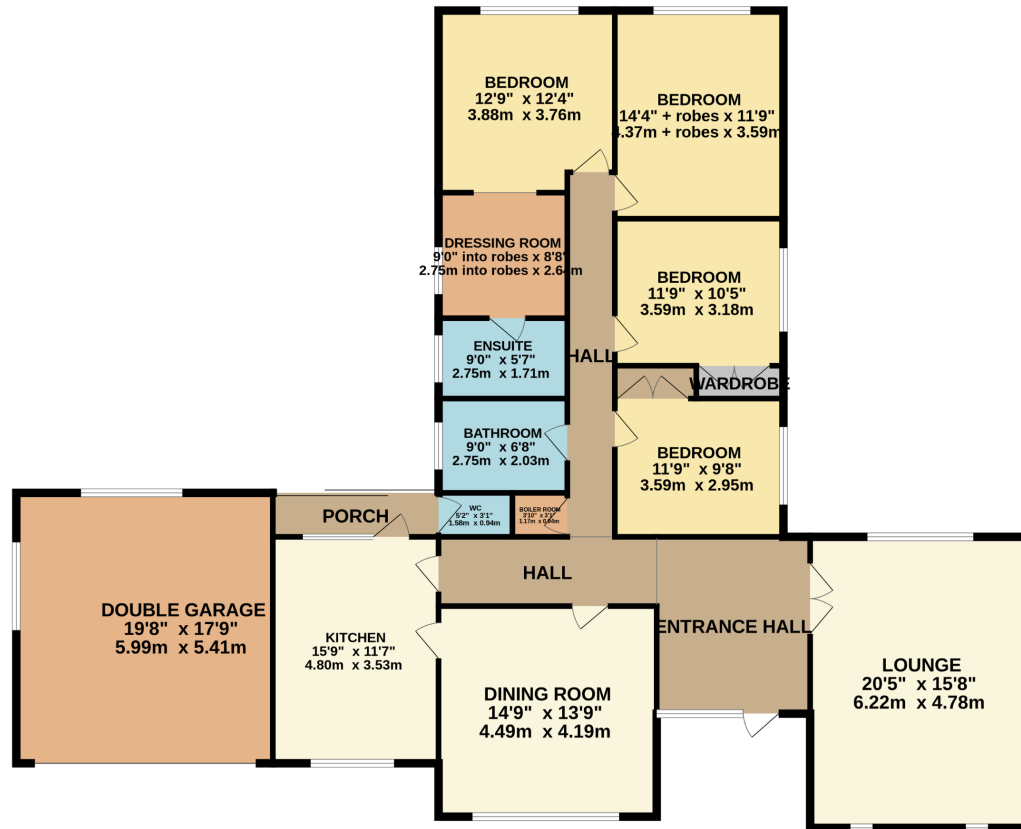
Band: G

Annual Price: £3,266 approx

EPC Rating - To be confirmed



GROUND FLOOR
2196 sq.ft. (204.0 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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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