



*High Bank*  
Atherton

**Miller Metcalfe**  
*Every step of the way*

# High Bank

Atherton

Detached



5



2

EPC Rating - C

\*\*\* Internal Viewing A Must - Stunning Extended Detached Home With Fantastic and Exceptionally Well-Proportioned Family Friendly Living Space, Superb Private Landscaped Gardens, Double Garage and Ample Driveway Parking, Potential for Further Extension if Required, Situated Upon a Much Sought After Cul-de-Sac Setting and Within a Highly Sought After Location \*\*\*

Situated within a generous mature plot, this fantastic property is located within a popular and highly convenient setting offering well-proportioned and versatile living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout and must be seen in person to be fully appreciated.

On the ground floor the accommodation comprises an inviting reception hall with storage, cloakroom/wc, superb light and airy lounge, a spectacular open plan fitted living kitchen with a host of integrated appliances, utility room and garden room.

On the first floor a landing, five good sized double bedrooms (master with its own substantial dressing room and luxury en-suite shower room) plus a stunning modern four piece principal bathroom/wc can be found which completes the internal living space.

Outside, the property is garden fronted with double driveway and double garage alongside a further gated area to the side all providing extensive oof road parking. The gardens is a joy to behold, being private and not overlooked, offering excellent mature space for children's play and relaxing al-fresco entertaining.

There is further potential with planning already passed for an extension to the side to create yet more living space if required.

The location is within easy access to the many shops and amenities Atherton and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester and across the North West.

Rarely do homes of this type and quality remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

• TENURE  
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX  
Bolton - Band F - £3,102 Per Year

• FLOOD RISK  
Very Low

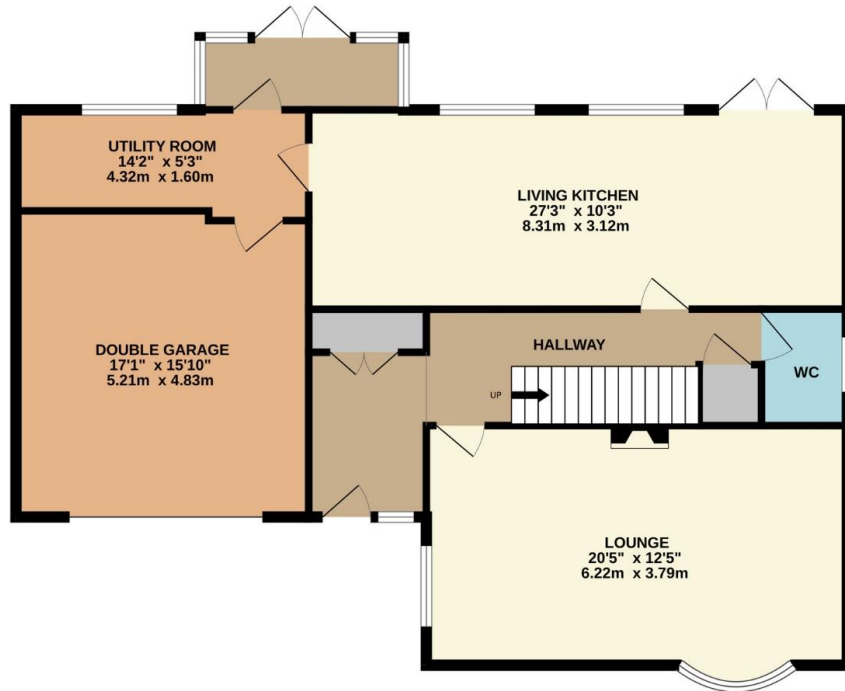
• BROADBAND  
Basic - 7 Mbps  
Superfast - 39 Mbps  
Ultrafast - 1,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - No





**GROUND FLOOR**  
1122 sq.ft. (104.2 sq.m.) approx.



**1ST FLOOR**  
1018 sq.ft. (94.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2140 sq.ft. (198.8 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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