



Hasguard Close
Bolton

Miller Metcalfe
Every step of the way

Hasguard Close

Bolton

Detached



4



3

EPC Rating - To be confirmed

Welcome to 6 Hasguard Close – A Spacious Family Home in a Prime Bolton Location

Tucked away in a peaceful cul-de-sac on a generous corner plot, this executive detached residence offers the perfect blend of space, comfort, and potential. Situated in one of Bolton's most desirable neighbourhoods, this much-loved family home is ideal for growing families seeking room to flourish.

Step inside to discover an abundance of living space designed with family life in mind. The property boasts three well-proportioned reception rooms, a dedicated study, and a bright, open-plan kitchen/dining area – ideal for everyday living and entertaining alike. Upstairs, four spacious bedrooms provide plenty of room for all the family, two of which benefit from their own en-suite bathrooms for added convenience. A practical utility room connects to the impressive double garage, offering excellent storage and functionality.

Outside, the rear garden is a true sun-trap – a private, secure space that's perfect for children to play or for hosting summer barbecues. The sizeable plot also offers exciting potential for future extension or customisation (subject to the necessary planning permissions), making this a home you can truly make your own.

Hasguard Close enjoys a sought-after position just off Waterslea Drive in the heart of Heaton. Families will appreciate being within walking distance of the prestigious Bolton School, with a range of shops, restaurants, and leisure facilities also nearby. Excellent transport links, including easy access to the M61 motorway, make commuting to Manchester and beyond effortless.

Accommodation comprises:

A welcoming entrance hallway, spacious dual-aspect lounge, study, cloakroom, and a light-filled kitchen/dining area with ample space for family meals. To the rear, a formal dining room opens into a stunning orangery – perfect for relaxing or entertaining guests. Upstairs, four generously sized bedrooms include two en-suites, plus a well-appointed family bathroom

TENURE
Freehold

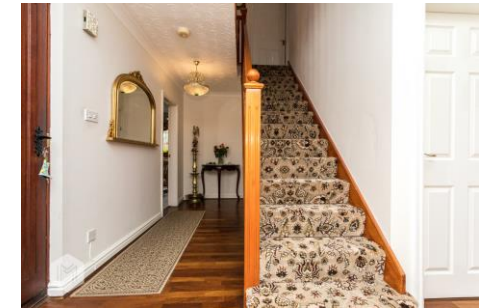
LOCAL AUTHORITY
Bolton Council
Band G
Annual Price: £3778

MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND
Basic 13 Mbps
Superfast 35 Mbps
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin

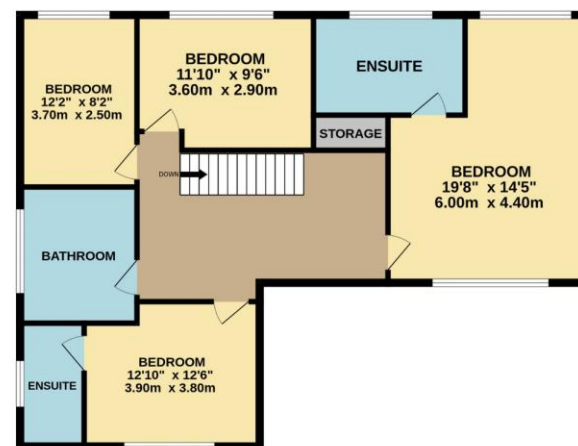




GROUND FLOOR
1532 sq.ft. (142.3 sq.m.) approx.



1ST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 2529 sq.ft. (235.0 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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