The Woodlands Pitfield Lane, Bolton

£895,000

Miller Metcalfe

Every step of the way

The Woodlands Pitfield Lane

Bolton

This impressive five bedroom detached house with annex and en-suite bathroom, offered as a freehold, is quietly tucked away in a highly sought-after location on Pitfield Lane, presenting an exceptional opportunity for families seeking both space and comfort. Upon entering the property, you are greeted by a spacious and welcoming hallway that leads to generously proportioned living space with a lounge and separate sitting room designed to accommodate both relaxation and entertaining. The main reception room is light-filled and elegantly appointed, providing an inviting space for gatherings or quiet evenings in. A separate dining area offers ample room for formal meals, while the well-equipped kitchen features a range of modern appliances, extensive storage options, and plenty of workspace, making it ideal for keen cooks and busy households alike. The property boasts five double bedrooms, each thoughtfully designed to create a peaceful retreat, with flexibility for use as guest rooms, home offices, or playrooms as required. The principal bedroom and annex both benefit from access to a stylish en suite bathroom whilst the main bedroom also benefits from fitted wardrobes while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard. Additional features include a convenient downstairs cloakroom/w.c, a utility room providing further storage and laundry facilities, and plenty of integrated storage throughout the home and a bright conservatory with double doors to the front aspect. The property is enhanced by secure gated access to the front, a private driveway with ample parking, and an attached garage offering further practicality and storage solutions. A beautiful front garden which is part paved with a gravel area with room for table, chairs and seating and is off the conservatory and is also very private as it is behind a stone wall. There is a fabulous leafy rear garden perfect for entertaining in the summer months which is not over looked. Tasteful décor, quality finishes, and a well-considered layout combine to create a home that is both functional and attractive. Located within easy reach of local amenities, reputable schools, and transport links, this outstanding residence offers a rare blend of privacy and convenience. Whether you are looking to upsize, accommodate a growing family, or simply enjoy the benefits of spacious living in a desirable setting, this five bedroom home represents an excellent choice. Early viewing is highly recommended to fully appreciate the scale and quality of accommodation on offer.

Council Tax band: G

Tenure: Freehold

GROUND FLOOR
2140 sq.ft. (198.8 sq.m.) approx.

1ST FLOOR
1257 sq.ft. (116.8 sq.m.) approx.

TOTAL FLOOR AREA : 3397 sq.ft. (315.6 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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