



1 Metcalfs Yard, Blackrod, Bolton, Lancashire, BL6 5AX

**REDMAN
CASEY** ESTATE
AGENTS

**1 Metcalfs Yard
Blackrod
Bolton
Lancashire
BL6 5AX**

Stunning architect designed individual detached residence offering superb accommodation set over 4 floors. The property offers nearly 3000 sq ft of living space which has been finished to exacting standards with a Schuller kitchen, Siemens appliances and Villeroy & Boch bathrooms throughout. Only by viewing this superb property could you begin to contemplate the quality and stunning setting on offer. Sold with no chain and vacant possession and ideally located for access to highly sought after local schools, amenities and in walking distance to Blackrod Rail station along with easy access to M61 make this a property not to be missed.

This stunning architect designed detached home which offers substantial accommodation over 4 floors with superb living space, generous bedrooms, luxury living dining kitchen and sumptuous bathrooms, finished to an exacting standard throughout and offering fantastic 180 degree views of Rivington. This individually designed detached property was recently constructed to the highest of specifications with no expense spared and offers ultra modern accommodation that is ideally suited to executive lifestyles. Nestling in a secluded setting but boasting spacious, private grounds within the sought after village of Blackrod, the location is within walking distance to local amenities and is well placed for major road and rail transport links, making it the ideal choice for those looking to commute. Only with internal inspection will any buyer fully appreciate the sheer quality, space and location, that this impressive detached home offers, this is a once in a lifetime opportunity to purchase a truly individual residence of the highest calibre should not be missed and an early viewing is strongly recommended to avoid disappointment.





Ground Floor

Entrance Hall

Double glazed composite entrance door with glazed side panel leads to the entrance hall with ceramic tiled flooring with under floor heating, ceiling with recessed LED spotlights, Feature oak and glass staircase leading down to lower ground floor with motion sensor lighting inset into sides, stunning designer steel staircase with oak treads and glass panels to first floor landing, , door to:

WC

Aluminium frosted double glazed window to side, fitted with two piece modern white suite comprising, wall mounted wash hand basin in vanity unit with drawers and mixer tap and extractor fan, wall hung wc, half height ceramic tiling to all walls, ceramic tiled floor with under floor heating.

Family Living Kitchen Diner

17'6" x 32'3" (5.33m x 9.84m)

Stunning family kitchen diner fitted with a matching range of modern Schuller base and eye level units with

contrasting white Corian worktop over, large island unit with composite underslung sink unit and Quooker mixer tap. Contrasting breakfast bar, To the rear wall there is a bank of appliances by Siemens including, full sized integrated fridge and freezer, dishwasher, built-in eye level electric fan assisted double oven, steam oven, combination microwave oven and coffee machine, five ring induction hob with extractor hood over, wine cooler and Quooker hot and cold filtered tap. aluminium double glazed windows to side and rear, tiled flooring with under floor heating, ceiling with recessed LED spotlights, two patio doors to balcony, aluminium double glazed side door to garden.

Balcony

3'0" x 31'3" (0.91m x 9.53m)

Dwarf wall with glass and chrome balustrade, tiled flooring. Views over Rivington and beyond

Lower Ground Floor

Hall

Built-in under-stairs storage cupboard, tiled flooring with under floor heating, open plan to Lounge, door to:

WC

Fitted with two piece modern white suite comprising, wall mounted wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and half height ceramic tiling to all walls, extractor fan, ceramic tiled flooring with under floor heating.

Office

7'3" x 12'0" (2.21m x 3.66m)

Tiled flooring with under floor heating, door to:

Plant Room

7'3" x 4'9" (2.21m x 1.46m)

Housing large factory lagged hot water cylinder ground source heat pump and controller units.



Utility

16'5" x 6'0" (5.00m x 1.84m)

Fitted with a matching range of base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, tiled flooring with under floor heating, double glazed door to garden.

Lounge

12'2" x 25'3" (3.71m x 7.70m)

Spacious living room overlooking the rear garden and patio with tiled flooring with under floor heating, ceiling with recessed spotlights, two double glazed patio doors to garden.

First Floor

Landing

Full height aluminium double glazed window to side, ceiling with recessed LED spotlights, Steel staircase with oak treads and glass panels leading to second floor landing, door to:

Bedroom 1

16'2" x 14'10" (4.93m x 4.52m)

Aluminium double glazed window to side, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted

matching dressing table and bedside cabinets, under floor heating, ceiling with recessed LED spotlights, double glazed patio doors to balcony, door to:

En-suite

Fitted with four piece modern Villeroy and Boch white suite comprising deep panelled bath with mixer tap, wall mounted wash hand basin in vanity unit with drawers under and mixer tap, tiled double shower enclosure with rainfall shower over and glass screen, wall mounted floating WC with hidden cistern, full height ceramic tiling to all walls with built in tv, extractor fan, mirrored cabinet inset into wall, uPVC frosted double glazed window to side, tiled flooring with under floor heating.

Balcony

12'2" x 33'4" (3.71m x 10.15m)

Ceramic tiled flooring, Dwarf wall with glass and chrome balustrades. Views over Rivington and beyond

Bedroom 2

12'11" x 12'8" (3.94m x 3.86m)

Aluminium double glazed window to side, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, under floor heating, ceiling with recessed LED spotlights, double glazed patio doors to balcony.

Bedroom 3

11'11" x 11'6" (3.62m x 3.50m)

Aluminium double glazed bay window to side, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobes with hanging rails and shelving, fitted matching dressing table and bedside cabinets, under floor heating, ceiling with recessed LED spotlights.

Bedroom 4

13'1" x 11'5" (3.99m x 3.47m)

Aluminium double glazed bay window to side, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, under floor heating, ceiling with recessed LED spotlights.

Shower Room

Fitted with three piece Villeroy and Boch suite comprising tiled double shower area with rainfall shower over and glass screen, tv inset into tiles, wall mounted wash hand basin in vanity unit with drawers under, mixer tap and full height ceramic tiling to all walls and WC with hidden cistern, extractor fan, wall mounted mirrored cabinet, aluminium frosted double glazed window to front, ceramic tiled flooring with under floor heating, ceiling with recessed LED spotlights.

Second Floor

Landing

Double glazed velux skylight to side, door to:





Master Bedroom

15'2" x 14'6" (4.62m x 4.43m)

Three double glazed Velux skylights to sides, fitted bedroom suite two built-in double wardrobes, fitted matching cupboards and drawers, sloping ceiling with recessed LED spotlights, Aluminium double glazed patio doors to balcony, door to:

Wet Room

Fitted with modern Villery and Boch white suite comprising large tiled shower area with rainfall shower over and hand shower on riser, wall mounted wash hand basin with two drawers under and mixer tap and wall hung floating WC with hidden cistern, freestanding modern style

slipper bath with mixer and shower over, full height tiling to all walls with in built tv, extractor fan, wall mounted mirror. double glazed Velux skylight to side, tiled flooring with under floor heating, sloping ceiling with recessed LED spotlights.

Balcony

6'4" x 10'2" (1.93m x 3.09m)

Dwarf wall with glass and chrome balustrade, tiled floor. Views over Rivington and beyond

Outside

Extensive tarmac driveway to the front leading to garage and with car parking space for four cars, enclosed by

timber fencing to side, cctv.

Side enclosed by timber fencing to front, rear and sides, large garden area ready to landscape to your own design offering a sizable plot with a variety of uses.

Large open plan rear garden, enclosed by timber fencing to sides with artificial lawned area, large paved indian stone sun patio security lighting outside tap and cctv.

Garage

19'0" x 17'5" (5.80m x 5.30m)

Integral double garage with power and light connected, charging point for electric vehicle, remote-controlled electric folding door.

Energy Performance Certificate

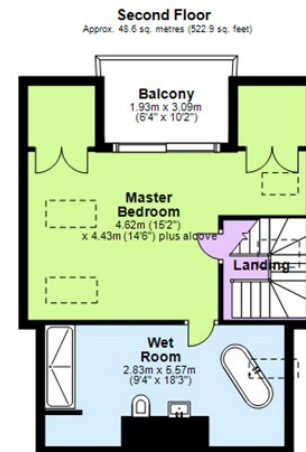
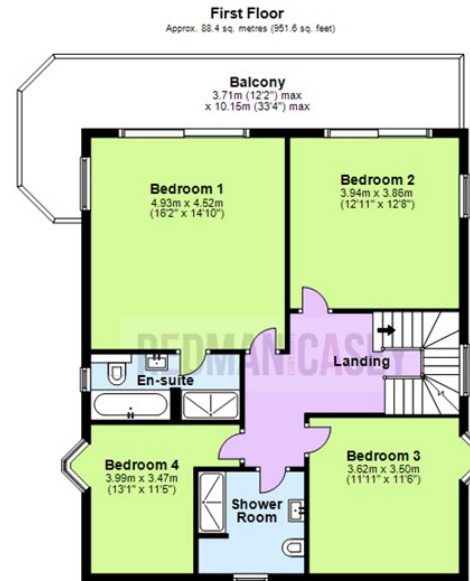
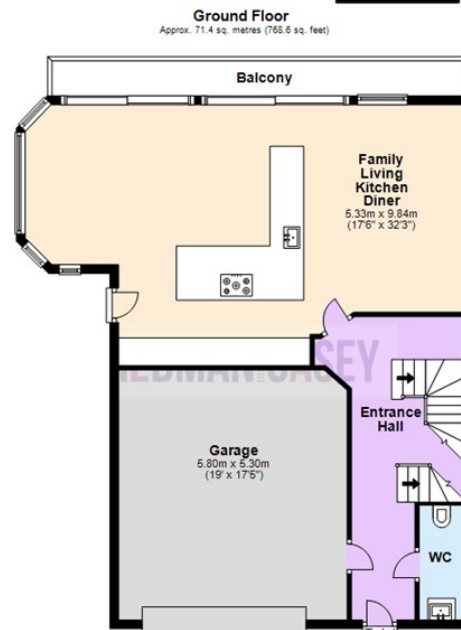
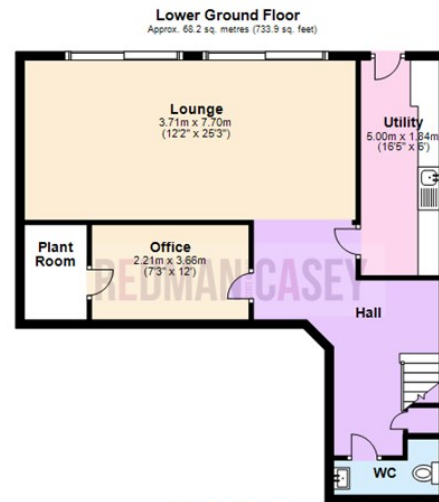
More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment





Total area: approx. 276.6 sq. metres (2976.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using Planup.