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THE KEEP, HEATON, BOLTON

£900,000

A luxurious six bedroom detached family residence which has been improved with no expense spared, situated in one of the most exclusive gated developments within Heaton, Bolton close to Cleavlands and Bolton Schools. Middlebrook retail and leisure park, motorway access via the M61, the railway network via Lostock or Horwich Parkway train stations, tennis and golf clubs, gymnasiums and restaurants are all within easy reach. Importantly this stunning home is offered for sale with no further upward chain so it is hoped a prompt completion can be arranged once a sale is agreed. There is a feel of space and light that flows through the approximately 3,400 square feet of accommodation with wonderful space for the family to relax or entertaining alike. The open plan kitchen / diner / family room is the hub of this home and is complete with Siematic kitchen, Corrian work surfaces, Quooker tap and integrated appliances with doors which open out onto the rear garden and a utility area off. The principle lounge is over 25ft in length with a beautiful fireplace. To the first floor there is a bathroom, shower room and there are five bedrooms one of which enjoys access to the patio / terrace which over looks the sizeable gardens and the leafy backdrop. The master suite is on the upper floor with walk in wardrobe, dressing area and luxurious en suite bathroom with feature freestanding bath which needs to be seen to be appreciated. The property is set in a generous plot with tiered gardens giving space for play, relaxation, entertaining and even a detached purpose built outbuilding currently used as a gymnasium. There is an integral double garage and driveway parking. A home of this quality, in these grounds and in this position rarely comes to the open market. This is a superb opportunity to purchase your "forever home". A viewing video is available to watch and if you would like to arrange a personal inspection, please call Cardwells Estate Agents Bolton on 01204 381281, email; bolton@cardwells.co.uk or visit www.cardwells.co.uk

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Vestibule

Frosted leaded light double glazed door leading to;

Reception Hall 16' 8" x 5' 9" (5.08m x 1.75m)

A grand, yet welcoming reception hallway with beautiful high quality flooring, staircase leading to the first floor landing, pedestrian door from the garage.



Cloaks W/C

Fitted storage, close, WC, wash basin with mixer tap, part time is the walls, inset spotlights to the ceiling.

Living Room 25' 6" x 15' 9" (7.77m x 4.80m)

UPVC leaded light double glazed French doors with matching windows to the rear garden aspect, feature limestone fireplace with a living flame gas fire, two radiators, coving, inset spotlights and speakers to the ceiling.



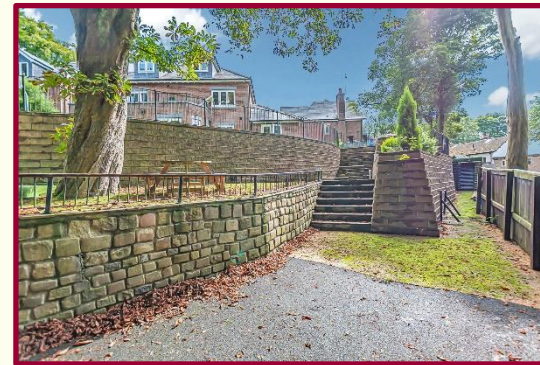
Sitting Room/Games Room 16' 5" x 10' 0" (5.00m x 3.05m)

UPVC leaded light double glazed window to the front aspect, fitted storage cupboards and shelving units, radiator, coving and inset speakers to the ceiling.



Externally

to the front there is a block paved driveway providing ample parking for several vehicles leading to a double garage with two electronically operated up and over doors. A gate and Indian stone paving gives access along the side elevation, leading to the side and rear gardens. The gardens are on three main levels one of which is laid to lawn with a composite decked patio, with mature plants and flower borders to the side. Gated and leading down to a paved patio area and a further gate leads down to a patio with an 'Astro' turf seating area. There is also a very useful detached outbuilding which is being utilised as a gymnasium room. Security lighting and CCTV surround the property.



Kitchen/Dining Area 29' 11" x 19' 5" (9.11m x 5.91m)

Dining area UPVC leaded light French doors and windows to the rear garden aspect, radiator, coving, inset spotlights and speakers to the ceiling, opens through to; Kitchen 3 UPVC leaded light double glazed windows and French doors to the rear garden aspect, bespoke 'Siamatic' kitchen with breakfast bar, central island, Inset halogen 'Neff' hob with an extractor above, Inset single bowl sink unit with mixer tap/kettle tap, two built-in 'Neff' ovens, microwave oven and a coffee maker, integrated dishwasher fridge and freezer, inset spotlights and speakers to the ceiling, opens through to;



Utility Room

UPVC leaded light double glaze window to the side aspect, fitted units and working surface, inset 'Neff' gas burner hob, inset single bowl stainless steel sink unit with mixer tap, space for an American fridge freezer and washing machine, radiator, built-in storage cupboard, inset spotlights coving and access to loft space, radiator.



Landing

Radiator, coving to the ceiling inset spotlights built-in linen cupboard, fitted shelving units' space for a washing machine and a tumble dryer.

Lounge 16' 6" x 13' 7" (5.03m x 4.14m)
UPVC leded light glazed French doors with matching windows, opening on to a composite decked balcony with lovely woodland aspects, radiator, coving inset spotlights and speakers to the ceiling.



Bedroom Two 16' 6" x 13' 7" (5.03m x 4.14m)
UPVC leded light double glazed window to the rear aspect, radiator.



Bedroom Three 14' 11" x 10' 0" (4.54m x 3.05m)
UPVC leded light double glazed window to the front aspect, fitted double wardrobe, radiator, coving to the ceiling.

Bedroom Four 12' 9" x 7' 0" (3.88m x 2.13m)
UPVC leded light double glazed window to the front aspect, radiator, coving to the ceiling.

Bedroom Five 11' 9" x 11' 4" (3.58m x 3.45m)
UPVC leded light double glazed window to the front aspect, radiator, built-in wardrobe, coving, inset spotlights and speakers to the ceiling.



Shower Room 8' 8" x 7' 3" (2.64m x 2.22m)

UPVC frosted leaded light double glazed window to the side aspect, matching suite comprising, shower cubicle, wash basin with mixer tap, close coupled WC, matching bidet, tiling to the walls, inset spotlights, chrome plated towel rail.



Family Bathroom

Matching suite comprising tiled enclosed bath with mixer tap and a shower attachment, shower cubicle, wash basin with mixer tap, close coupled WC, tiled flooring to the floor and walls, chrome plated towel rail, inset spotlights, double glazed Velux window.



From the first floor landing a staircase continues the second floor:

The landing is currently being utilised as office space, built-in storage cupboard, coving, inset spotlights to the ceiling.



Master Bedroom 27' 1" x 16' 9" (8.25m x 5.10m)

2 UPVC leaded light windows to the rear garden aspects, fitted dressing table unit and matching cupboards, radiator, inset spotlights, speakers and coving to the ceiling, wall mounted security entry phone system. A sliding door leads through to,



Walk in wardrobe/dressing room.

Fitted shelving and drawers with automatic LED lighting an inset spotlights to the ceiling.



En-suite Bathroom 11' 5" x 9' 7" (3.48m x 2.92m)

2 UPVC frosted double glazed windows to the front aspect, double glazed Velux window, freestanding bath with mixer tap, WC, marble effect wash basin with twin mixer taps, shower cubicle with two showerheads, inset spotlights, extractor fan, wall mounted towel radiator.

