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# Newbrook Road, Atherton

£895,000



Nestled within a substantial and secluded plot on the outskirts of Atherton and Over Hulton, this exceptional period detached home stands as a testament to timeless elegance and grandeur. This iconic property, located in the highly sought-after Over Hulton area of Bolton, offers an unparalleled living experience that simply cannot be fully appreciated without an in-person visit.

The home's grand scale and meticulous attention to detail are evident throughout, providing an inviting and luxurious atmosphere. Its prime location ensures easy access to a wide array of amenities, including prestigious public and private schools, making it an ideal choice for families. Additionally, the property is strategically positioned near major transport links, offering convenience for commuters.

The home boasts five generously proportioned double bedrooms, providing ample space for family and guests alike. Three separate reception rooms offer versatile living spaces, perfect for both formal entertaining and casual family gatherings and two newly refurbished bathrooms. The expansive and beautifully landscaped mature gardens provide a tranquil retreat, ensuring privacy and a connection to nature.

Practicality is not overlooked, with extensive secure parking available, accommodating multiple vehicles with ease. Homes of this calibre and scale are seldom available at such an attractive price point, making this a rare and extraordinary opportunity. Early internal viewing is highly recommended to fully appreciate the exceptional quality and distinctive features of this remarkable home.



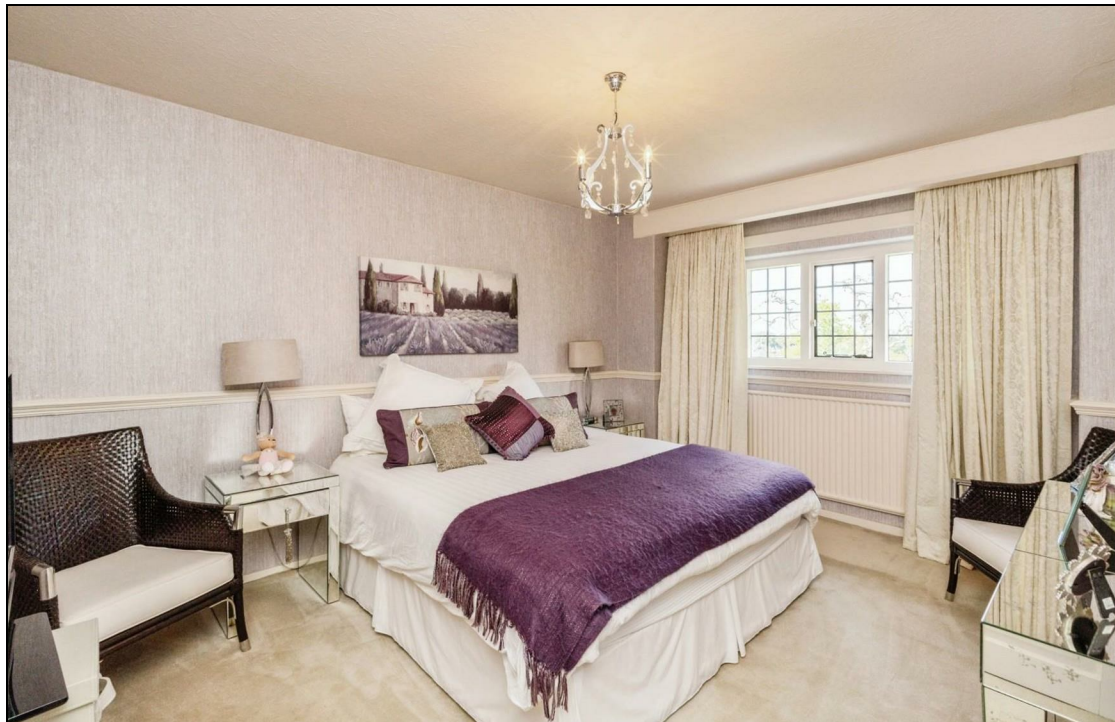


## KEY FEATURES

- LARGE PLOT
- BEAUTIFUL LANDSCAPED GARDENS
  - DOUBLE GARAGE
  - TWO BATHROOMS
- MUST BE SEEN TO FULLY APPRECIATE
  - FIVE BEDROOMS
  - THREE RECEPTION ROOMS
  - PERIOD FEATURES
  - UTILITY ROOM
  - RARE OPPORTUNITY







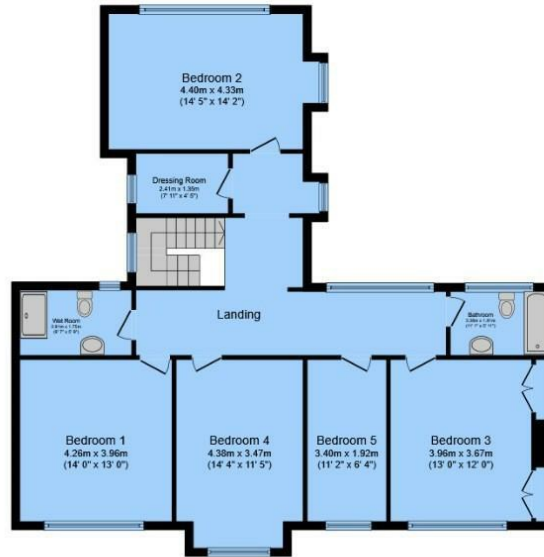








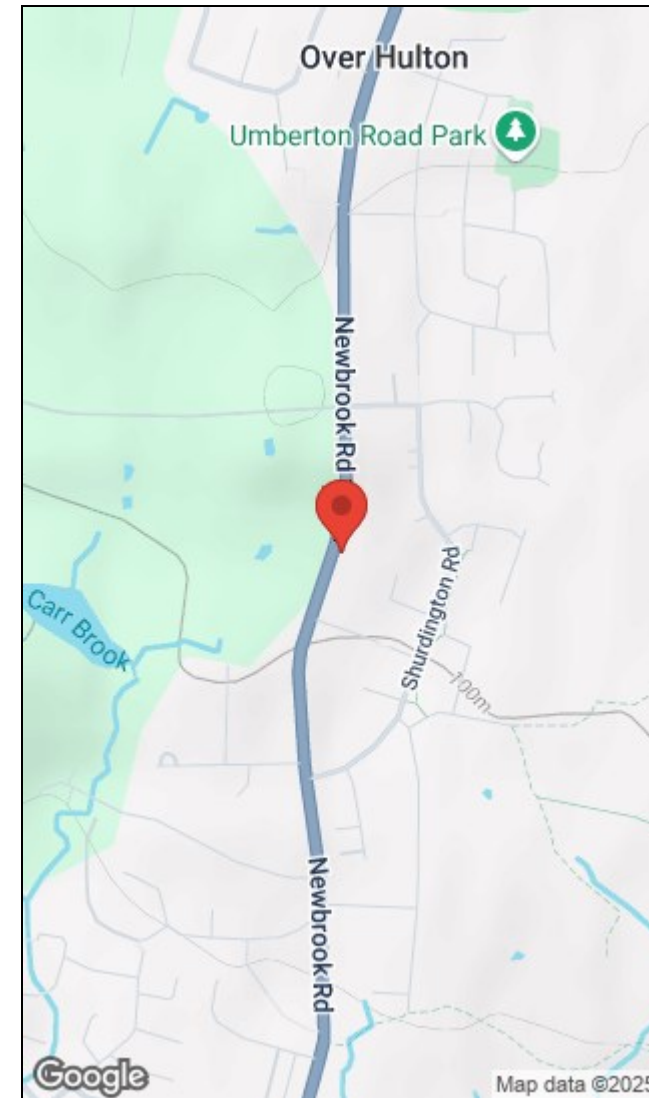
Ground Floor



First Floor

Total floor area 301.8 m<sup>2</sup> (3,248 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		63			
		73			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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