



## New Hall Lane

Bolton, BL1 5HQ

Offers around £475,000



Occupying a private plot within a quiet, tree lined, suburban spot of New Hall Lane in Heaton, this spacious four-bedroom Edwardian property boasts all the features you would expect from a period home of this era - large rooms and high ceilings, stained glass and beautiful big windows to name just a few. This property is a wonderful family home owing to its substantial size.

A brief summary of the accommodation includes a large porch and equally large hallway, guest WC, four reception rooms, kitchen, four double bedrooms, family bathroom, and an en-suite to the master. Externally the property features a tandem driveway suitable for two cars, front lawn, and an easy maintenance, private garden to the rear.



### The Living Space

Stroll up to the front feature hardwood door and the entrance porch with a period patterned tiled floor gives another nod to the heritage. The large porch allows plenty of space for the family's shoes and boots to be kept tidy and out the way, while also giving access to the guest WC.

Beyond the porch and through another lovely period door with stained glass and the hallway connects the downstairs living space. The hallway has a bright and airy ambience owing to the large window at the top of the original feature staircase streaming plenty of natural light in, and the notable period tiling continues underfoot, complementing the character of the home just perfectly.

A brilliant practical element of this house is its size and versatility – ideal for family life. There are two very generous lounges situated at the front of the house, both benefitting from the beautiful big windows and unique Edwardian fireplaces with statement surrounds. The lounges are a great example of the character on offer in this home, with more period details including coving and cornicing, plus dado and picture rails.

One of the front lounges is currently used as a home office and study style room, handy for working from home, but is also very much functional as a second lounge or TV room. Perhaps the kids would like it as a playroom? And the other lounge is arranged in a more traditional sense, being what was once would have been the formal drawing room.

Through to the rear of the home and another very versatile room sits between kitchen and the conservatory – the dining room. Its no surprise this room benefits from a generous footprint too, providing loads of space for family life, and with the kitchen being adjacent it provides an excellent opportunity to knock through and create that desirable contemporary open plan living where the kitchen, dining and day lounge come together as one. The current kitchen is found in good condition with another good-sized footprint and integrated appliances including a Stoves double oven, a five-plate gas hob with extractor, and undercounter fridge and freezer.

### Bedrooms & Bathrooms

From the hallway the original staircase invites you upstairs past the lovely stained-glass window and onto the large landing. The two front bedrooms are incredibly generous in size and benefit from the same big, beautiful windows as the lounges do downstairs, again giving a nod to that lovely period feel. The two other bedrooms are also good-sized doubles meaning there's ample room for all the family.

The main bathroom is in keeping with the period style of the home and offers the lucky new owners an opportunity for modernisation if desired and features a three-piece bath suite. The second bathroom is found in the master, with a contemporary finish featuring white gloss tiling to the walls, feature floor tiles, a large walk-in shower, vanity basin with integral storage, and WC.

As well as the existing bedrooms and bathrooms, the generous nature of this home provides excellent scope for a loft conversion too. Whether you opt for a large luxurious master suite, or maybe more room for the kids, the potential is there!

### The Outside Space

In addition to the tandem drive and private front lawn with mature trees, this ideal family home benefits from a low maintenance, private back garden which offers plenty of space for the kids to play on the artificial lawn, a patio for BBQs and enjoying the summer months, and a selection of raised beds which gives those with keen green fingers opportunity to do their thing.

### A Sought After Neighbourhood

Located in the sought-after Heaton neighbourhood, this charming period property on New Hall Lane is within close proximity to top-rated schools, parks, and local amenities, it offers a blend of suburban tranquillity and urban convenience, making it an ideal spot for those seeking a balanced lifestyle.

St Thomas of Canterbury Primary School is within a stone's throw, and the prestigious independent Bolton School and Clevelands School are within a short drive. Bolton and Lostock train station are also within easy access, as is the M61, and Middlebrook retail park which provides all the amenities you would ever need.

### Services & Specifics

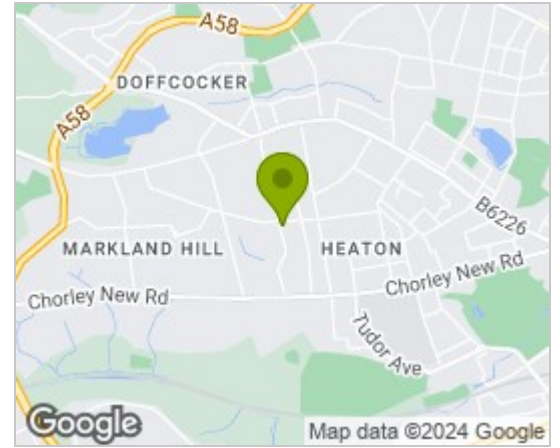
The tax band is E.

The tenure is leasehold with a ground rent of £6 per annum.

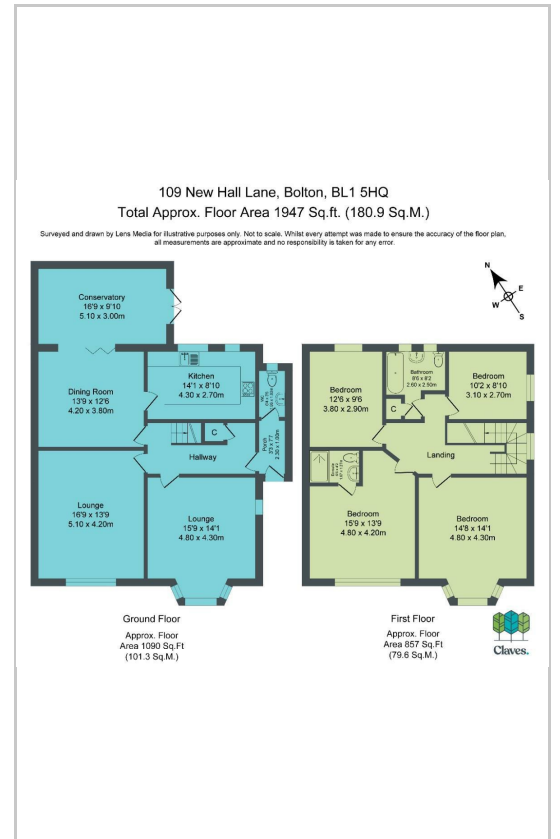
The lease length is 985 years from 1910.

The loft is partially boarded with a pulldown ladder.

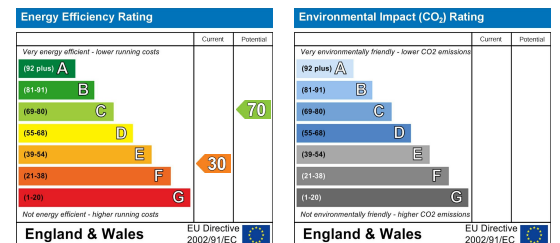
## Area Map



## Floor Plans



## Energy Efficiency Graph



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