

Claves.



## Woodcott Bank

Bolton, BL1 6QD

Offers around £550,000



Situated in an elevated position at the head of a private gated cul-de-sac of five executive detached homes, this property boasts approximately 2,400 sq ft of internal floor space and is a fantastic choice for family life. The house is set over three floors and is presented in excellent condition with stylish contemporary interiors throughout, meaning you can simply move in and unpack with ease.

A brief overview of the accommodation includes an open aspect kitchen and dining area with island, utility, large lounge, conservatory, entrance hall and WC, five bedrooms with an en-suite to the master, and family bathroom. Externally the property benefits from a spacious landscaped garden, detached double garage, private parking for two cars, and a small parcel of land. Despite the privacy and seclusion of this executive development, the location is well connected and in walking distance to good schools and a wide variety of amenities in Astley Bridge.



## Living Space

The heart of this generous home is undoubtedly the spacious, well-appointed open plan kitchen and dining area which benefits from a modern yet timeless design and is presented in pristine condition having only been fitted several years ago. White shaker style cabinetry complements the white metro tiled splashbacks, which both create a fresh stylish contrast with the wood-effect flooring and solid oak worktops. The island with bar seating affords a superb social space which is highly suitable for both the practicality of everyday family life and when hosting family and friends. There's plenty of worktop and storage space too, with a comprehensive range of integrated appliances, including two ovens and a microwave, a five-ring gas hob, dishwasher, inset white sink with flexi-tap, wine fridge, and an allocated space for a large freestanding American-style fridge freezer. For added convenience, the kitchen gives access to a utility area at the front of the house, providing plumbing for the washer and dryer, in addition to extra storage and worktop space.

There's ample space for a dining table next to the island. This space flows through to a conservatory at the rear, which is currently used as the dining room, but would alternatively be suitable as a second lounge/sitting area. Perhaps a playroom for the little ones would be ideal for you, where you can keep an eye on them whilst busy in the kitchen, or owing to the conservatory's substantial size it offers potential for being a multifunctional room. The choice is yours! Please note the conservatory roof has had internal timber cladding installed to help better regulate the temperature and increase the thermal efficiency year-round.

Adding to the overall flow of the ground floor living space, the main lounge can be accessed from the entrance hall, dining area, and through French doors from the conservatory. The lounge is an excellent size of over 23 sq m, with an abundance of natural light pouring in through windows from all directions, which continues the fresh, bright and airy feel. A modern stone fireplace with gas feature fire is the focal point and adds a traditional touch, offering a cosy warming glow on colder wintery days.

Much like the rest of the living space, the entrance hall is presented in immaculate condition and allows access to a downstairs WC adding further practicality to satisfy the demands of modern family life.

## Bedrooms & Bathrooms

A large landing connects the bedrooms and bathrooms on the first floor, with a walkway and second staircase creating a unique appeal leading up to the second floor. Like the living spaces downstairs, the bedrooms and bathrooms have all evidently been well cared for and are presented in excellent condition.

The master bedroom is situated on the first floor and boasts a fabulous size with a fully fitted furniture suite comprising wardrobes, bedside tables and a dressing table. Within the master en-suite is a walk-in shower with tiled surrounds, WC and storage unit, and wash basin with further storage cabinet, complete with half tiled walls of neutral contemporary design and two arched windows.

Of the four bedrooms on the first floor, there are two more good sized doubles, and a smaller bedroom which is currently used as a study and fully fitted with home office furniture. As an alternative to a study, this property would be perfect as a nursery or small child's bedroom. Situated in the middle of the first floor is the family bathroom, featuring a three-piece suite comprising bath with shower, wash basin and WC.

Stroll up the second staircase to the top floor and there is another very large double bedroom which is currently partitioned to afford a large bedroom and separate large dressing room. Its generous size and sloped ceilings with Velux windows bring a touch of premium character. It's a bedroom perfect for a teenager who wants their own space, and for those with the appetite for even more space, it could be further developed (subject to regulations) by adding a dormer at the rear to create what could be a huge master suite.

## Outside Space

As well as the detached double garage and private parking, the property comes with the added benefit of a small parcel of land which is currently disused but could offer further potential if desired. The double garage is ideal for storage and with direct access into the garden it also offers scope for full or partial conversion to further accommodation (subject to permissions). Alternative uses could be a home gym, home bar/entertaining/games room, or annex accommodation.

Not dissimilar to the house, the rear walled garden offers a great amount of space for family life. The lawn and woodchip areas give the kids a safe space to play, while the patio, decking and shale areas offer ideal spots for socialising in the sun and outside dining and barbeques with family and friends. Despite its substantial size, the garden has been cleverly designed to ensure it is relatively low maintenance, while retaining mature shrubbery and borders that make it an attractive green space.

## Location

Woodcott Bank is a private cul-de-sac which offers its residents enhanced security and seclusion without compromising convenience and accessibility. The A666 gives commuters easy access to the national motorway network, while the retail area of Astley Bridge which is accessible by just a few minutes in the car provides a variety of leisure facilities, supermarkets, large stores, small independent shops and cafes. Adding to its appeal for family life, Thornleigh, Smithills, and Sharples secondary schools are all within walking distance, as are a wider variety of primary schools and nearby nurseries. For those who enjoy time outside, Smithills Country Park is on the doorstep with miles of moorland and countryside trails to explore.

## Specific Details

Tax band: E

Tenure: Leasehold

Ground rent: £100 per annum

Term: 900 years from 29th September 1861

Heating: Gas boiler with radiators

Boiler: Worcester, located in the kitchen, last serviced in 2025

Water: On a meter

Security: The entrance is gated and the house is alarmed

Energy efficiency: 71/C which is considered good and higher than average

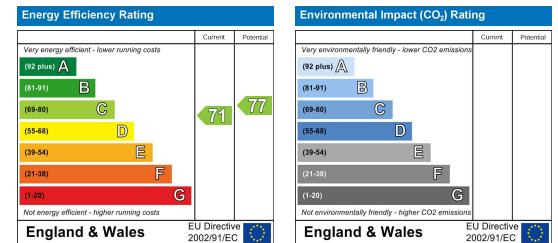
## Area Map



## Floor Plans



## Energy Efficiency Graph



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