



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Stunning 1920s Detached Residence
- Sought-After Village Location
- Three Reception Rooms
- Four Double Bedrooms
- Two Bath/Shower Rooms
- Generous Plot with Outbuildings

LEES ROAD,
ANDERTON

O/O £650,000



Lees Road, Anderton



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Total Approx. Floor Area 2891 Sq.ft. (268.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



On an all too rare occasion, a truly special property graces the market: a true home of distinction. This stunning detached period residence is one such property, dating back to 1923 and no doubt having been the subject of many wistful glances from admiring passers-by. Having been under the same ownership for decades, our clients have viewed their tenure as being mere custodians of this beautiful piece of history, retaining many of the gorgeous character features one would expect of a home of this era. It is this care and affection which has ensured that a wonderful feeling of nostalgia and tradition has endured over the years, enveloping one's heart from the first step across the threshold. The ability of a property to enchant is so special, something which is hard, if not impossible, to replicate through décor, fixtures or fittings, instead being an enviable quality which is engrained within its make-up.

The property is situated within a particularly well regarded and sought-after part of Anderton, with the convenience of the location being a particular highlight, only a short stroll from the host of local shops and amenities available within the vibrant centre of Adlington, as well as a number of bars and eateries, with the most recent additions being a micro-brewery, a beautiful cake shop and a trendy coffee shop which serves cocktails of an evening. This pretty village benefits from excellent transport links, which will be ideal for those with a commute to consider, being able to choose between the motorway network or the local railway station, which again is within walking distance, providing ease of access throughout the North-West, including major commercial centres such as Manchester, Bolton and Preston. After a hectic day in the office, one is never short of a peaceful retreat, with beautiful local countryside close by or perhaps a stroll over to the marina to relax away the stresses of the day walking the dogs along the banks of the Leeds Liverpool Canal.

The substantial accommodation extends to in excess of a most impressive 2,890 square feet in total, with the extensive floorplan being arranged over three inviting levels and affording a great deal of flexibility of use. One enters via the entrance porch and proceeds into the magnificent 22' reception hallway, which immediately sets the tone for what is to come, a feeling of endless space and heart-warming character. One cannot fail to envisage those special family occasions, in particular those traditional Christmases, and what a perfect spot this would be for one's vast Nordmann Fir. The off-lying two piece cloakroom/WC is a welcome modern convenience in any family home, whilst the gorgeous carved Oak staircase to the first floor and wood panelled walls hark back to its beginnings. Such is its size, the hallway has, in the past, been utilised as a dining space, thus allowing a great deal of flexibility to the ground floor, particularly the two further reception areas, which are currently arranged as a 17' main lounge to the front of the property and a 15' dining room to the side. Both of these delightful rooms feature breath-taking walk-in bay windows, affording an abundance of natural light, whilst the lounge can further boast an open fireplace, conjuring images of frosty winter evenings huddled around a crackling fire. The 13' breakfast kitchen is fitted with a range of traditional two-tone wall and base units, with solid wood work surfaces and inset double Belfast sink. There is space for the all-important AGA, as well as one's other essential appliances, whilst the off-lying utility room will be most handy for keeping the laundry out of view of unexpected visitors.

If one ventures up the first floor, the state of impress continues with the landing providing access to three of the bright and appealing double bedrooms, a three piece shower room and the main bathroom, which is fitted with a four piece suite, comprising of vanity wash hand basin, free-standing bath, walk-in shower cubicle and a separate WC. The fourth bedroom can be found on the second floor and at 25' in length is a truly impressive size. Huge potential exists here to create a magnificent master bedroom suite, if so desired, or perhaps this would be a perfect playroom for the youngest members of the family.

Externally, the commanding plot marries seamlessly with the space of the internal accommodation, the main garden area being located to the side elevation and benefiting from a south-westerly aspect, ensuring one can enjoy a spot of al-fresco dining or a relaxing glass of wine in the evening sunshine from the stone flagged patio. The garden is mainly laid to lawn and encompassed by beautiful mature trees, whilst the sweeping driveway provides ample off-road parking facilities, as well as access to the single garage, with its attached garden store. A further substantial detached outbuilding, measuring circa 375 square feet, provides wonderful flexibility of use as a work or leisure space, such as a home gymnasium or bar, or perhaps ancillary accommodation for an elderly/teenage relative, having previously had planning permission in place for use as an annex.

With so much to offer, we would highly recommend an internal inspection of this unique home to appreciate its size, character and timeless elegance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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