



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three Bed Semi-Detached Property
- Exclusive Modern Development
- Stunning Standard of Presentation
- Circa 1,502 Square Feet in Total
- Gorgeous 33' Open Plan Living Space
- Two Beautiful Bathrooms
- Landscaped Garden & Countryside Views

ANCHOR CLOSE,
BALDWIN'S GATE

O/O £370,000



Anchor Close, Baldwin's Gate



Anchor Close, Baldwin's Gate



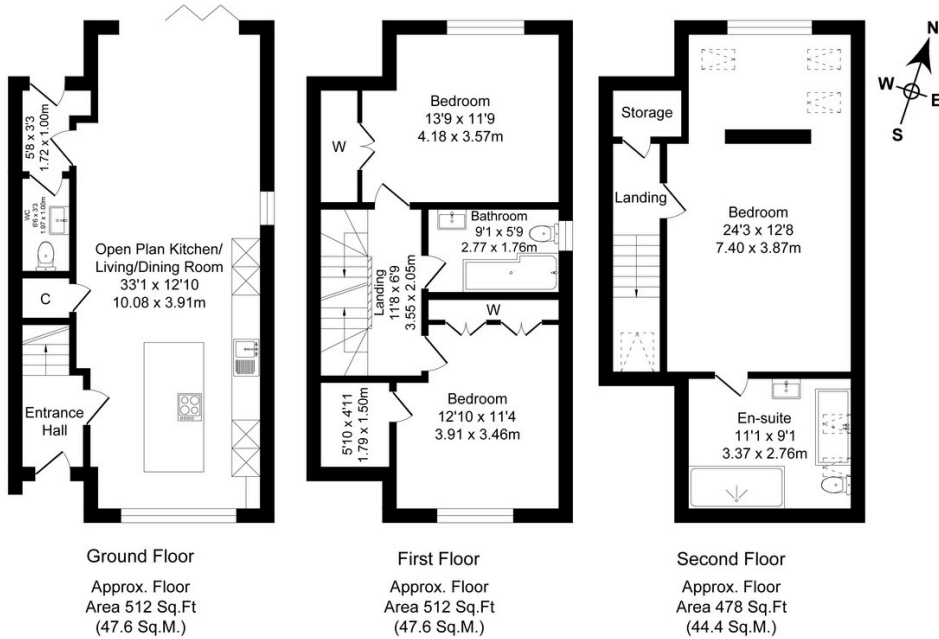
Anchor Close, Baldwin's Gate



Anchor Close, Baldwin's Gate

Total Approx. Floor Area 1502 Sq.ft. (139.6 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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

If one is looking for a turn-key home into which one simply needs to move in their furniture, sit back and relax in their new surroundings, then this simply stunning three bed semi-detached residence could be the perfect prospect, presented in absolutely immaculate order throughout and offering all the essential components required of a modern family home.

The property is situated within an exclusive development of only a handful of similar executive homes, having been only recently constructed in 2023 by a respected local builder who has become renowned for exacting standards and a high quality of finish. This quality is similarly reflected in the salubrious surroundings, with the quiet cul-de-sac position providing a lovely safe environment in which to raise little ones and nestled amidst beautiful open countryside, being a real attraction for families due to its quality lifestyle and perfect for those relaxing evening strolls with the dogs.

The charming village of Baldwin's Gate offers all the essential amenities one could require, including a Post Office, convenience store and public house, whilst the idyllic surroundings ensure there are endless opportunities for those who enjoy wholesome outdoor activities, such as hiking, cycling or horse riding. When one is craving something a little more vibrant, the bustling town of Newcastle- Under-Lyme with its historical and cultural attractions is circa a ten minute drive away, affording an abundance of high street stores, bars and eating establishments, which is sure to score highly with those who relish a hectic social calendar. For those with a commute to consider, the convenience of the location is a further point of note, with junction 15 of the M6 motorway being accessible also within a circa ten minute drive.

The accommodation itself is cleverly arranged over three inviting levels, with the well-laid out and carefully considered floorplan affording well-proportioned and bright living spaces throughout, complimented by the neutral colour scheme which emphasises the abundance of natural light which is so prevalent throughout and extending to in excess of 1,500 square feet in total. The quality of the finish is clear to see, with only the highest quality fixtures and fittings utilised throughout and enhanced further from the already considerable specification with our clients' tasteful and supremely stylish additions.

One enters via the welcoming entrance hallway with its staircase to the first floor, before proceeding directly into the magnificent 33' open plan main living space, the epitome of modern-day family living and a much coveted hub of the home. With designated areas for relaxing, dining and cooking, this wonderfully sociable environment provides the perfect space in which the family can gather together to share stories of their day or the ultimate entertaining setting for those traditional Christmas gatherings or summer parties, with guests able to slip out into the garden via the bi-folding doors for an al-fresco glass of fizz in those warm summer evenings.

The fabulous kitchen is extensively fitted with a range of quality high-gloss wall and base units in charcoal grey with complementary slate-effect work surfaces and includes a central island incorporating a breakfast bar and a host of integrated appliances, including a high-level double electric oven, induction hob with extractor canopy, fridge/freezer and dishwasher. A rear hallway provides access to a useful off-lying two-piece cloakroom/WC.

If one ventures up to the first floor, the sizeable landing provides access to two generously proportioned double bedrooms, both of which benefit from built-in wardrobes, whilst the marginally smaller of the two also enjoys a handy walk-in wardrobe/storage cupboard. The luxuriously appointed family bathroom is also located on this level and is fitted with a smart three-piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and panelled P-shaped bath with overhead shower.

If one hasn't been impressed enough, then the second floor is sure to overwhelm with a simply magnificent 24' primary bedroom suite, providing a real haven into which the adults can retreat. This enviable space creates a feeling of a boutique hotel room, with one's bed perfectly positioned against the large picture window to the rear elevation, which frames the gorgeous countryside views perfectly when one is enjoying their morning latte. The dressing area is fitted out with a range of built-in wardrobes, just perfect for when one is looking to pamper and polish before a night on the town, with the sumptuous off-lying four-piece en-suite bathroom completing the accommodation, being fitted with a four-piece suite, comprising of close-coupled WC, vanity wash hand basin, free-standing bath and separate walk-in shower cubicle.

The external spaces are every bit as immaculate as the interior, with the sizeable rear garden being an absolute triumph and beautifully landscaped, being predominantly laid with artificial turf for ease of maintenance and ensuring any occupants can spend their weekends enjoying rather than caring for the space. One remarks on the high degree of privacy, adjoining open countryside and enjoying delightful open views. The two impressive patio areas are laid with stylish porcelain tiles and provide ample space for a dining suite or sofa, to host those impromptu summer barbeques or perhaps a spot of sunbathing when the weather allows.

Off-road parking facilities are provided for a number of vehicles on the driveway.

We would highly recommend an early internal inspection of this beautiful home.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR