



8 The Old Bakery, Mill Street
Bolton

Offers Over **£375,000**



8 The Old Bakery

Mill Street, Bolton

The Old Bakery in Westhoughtton - A hidden gem of sophistication. Exquisite 4-bed home in prestigious development. Luxury family living with elegance, security, and wow factor. Spacious lounge, stylish kitchen/diner, 4 bedrooms, private garden, detached garage. Contact Price & Co for private viewing: 01204 365555.

Council Tax band: E

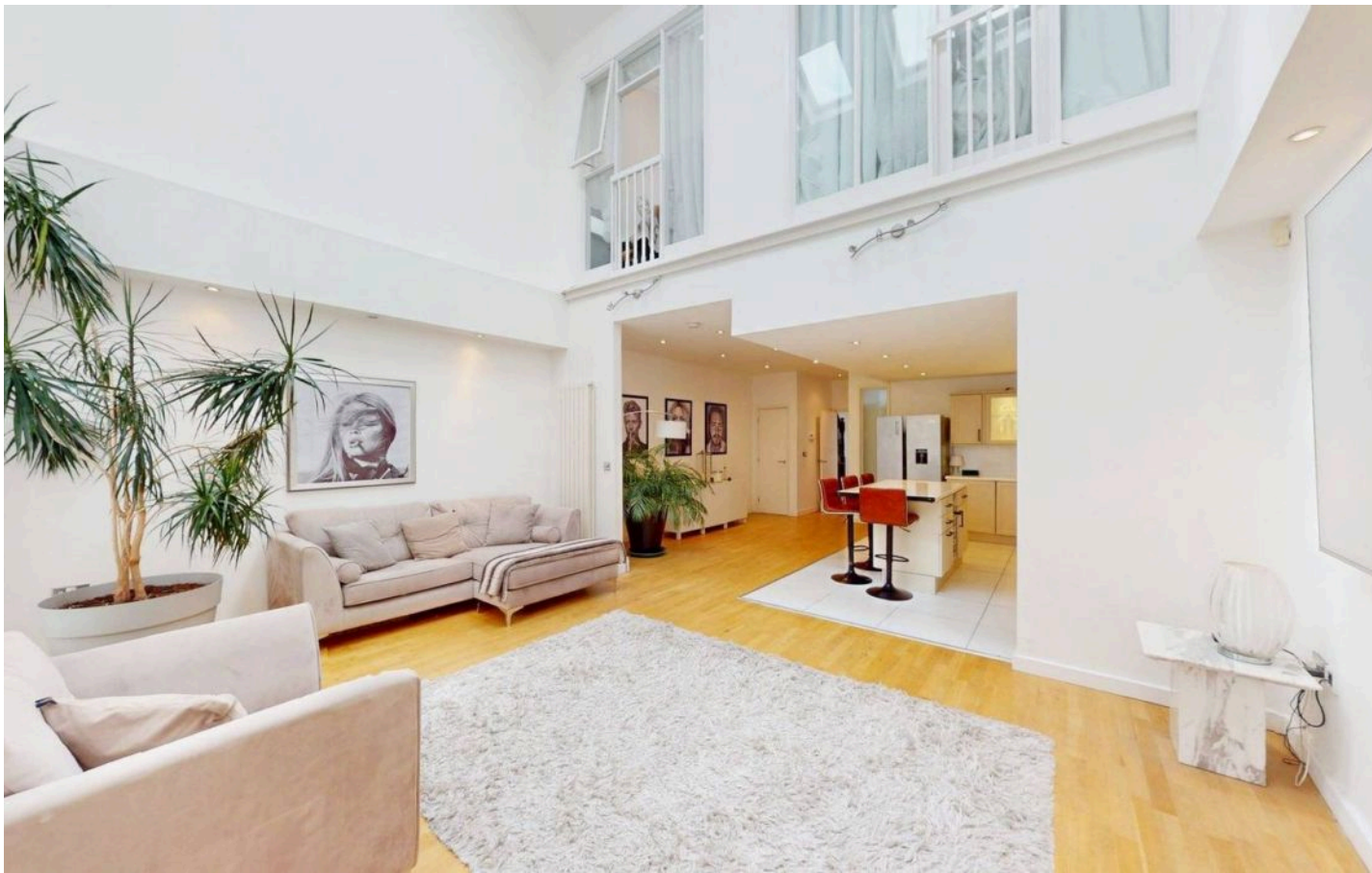
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- WOW Factor
- Private Gated Development
- Four Bedrooms
- Brand New Combi Boiler with 10yr Guarantee
- Private Detached Garage
- Open Plan Kitchen & Family Room
- Westhoughtton Train Station Close by (Direct Train to Manchester)
- Convenient Location
- Quiet And Private Setting
- Deceptively Spacious Layout



Hallway

This well-appointed entrance hallway creates a warm and stylish first impression, providing direct access to the Lounge, Kitchen, and Downstairs WC. The space features contemporary laminate flooring, complemented by neutral décor that enhances the bright and airy feel. A wall-mounted radiator offers year-round comfort, while a plush fitted carpeted staircase adds a touch of luxury as it rises to the first floor.

Lounge

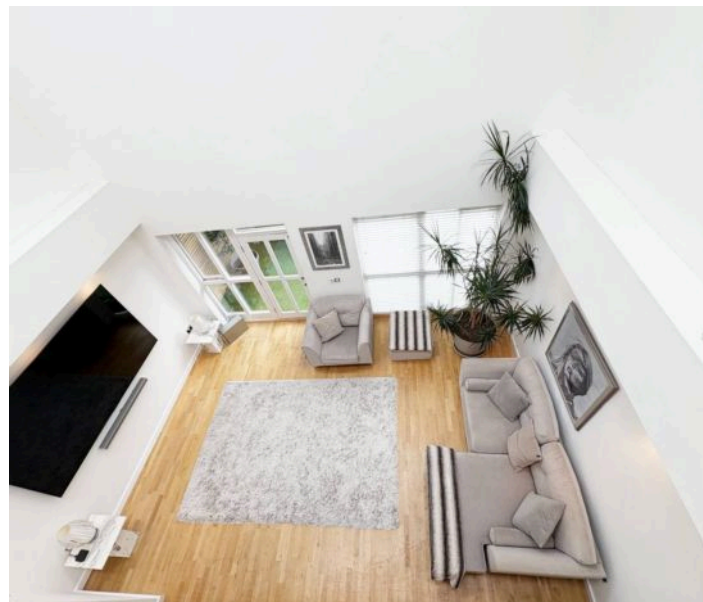
17' 11" x 13' 3" (5.46m x 4.05m)

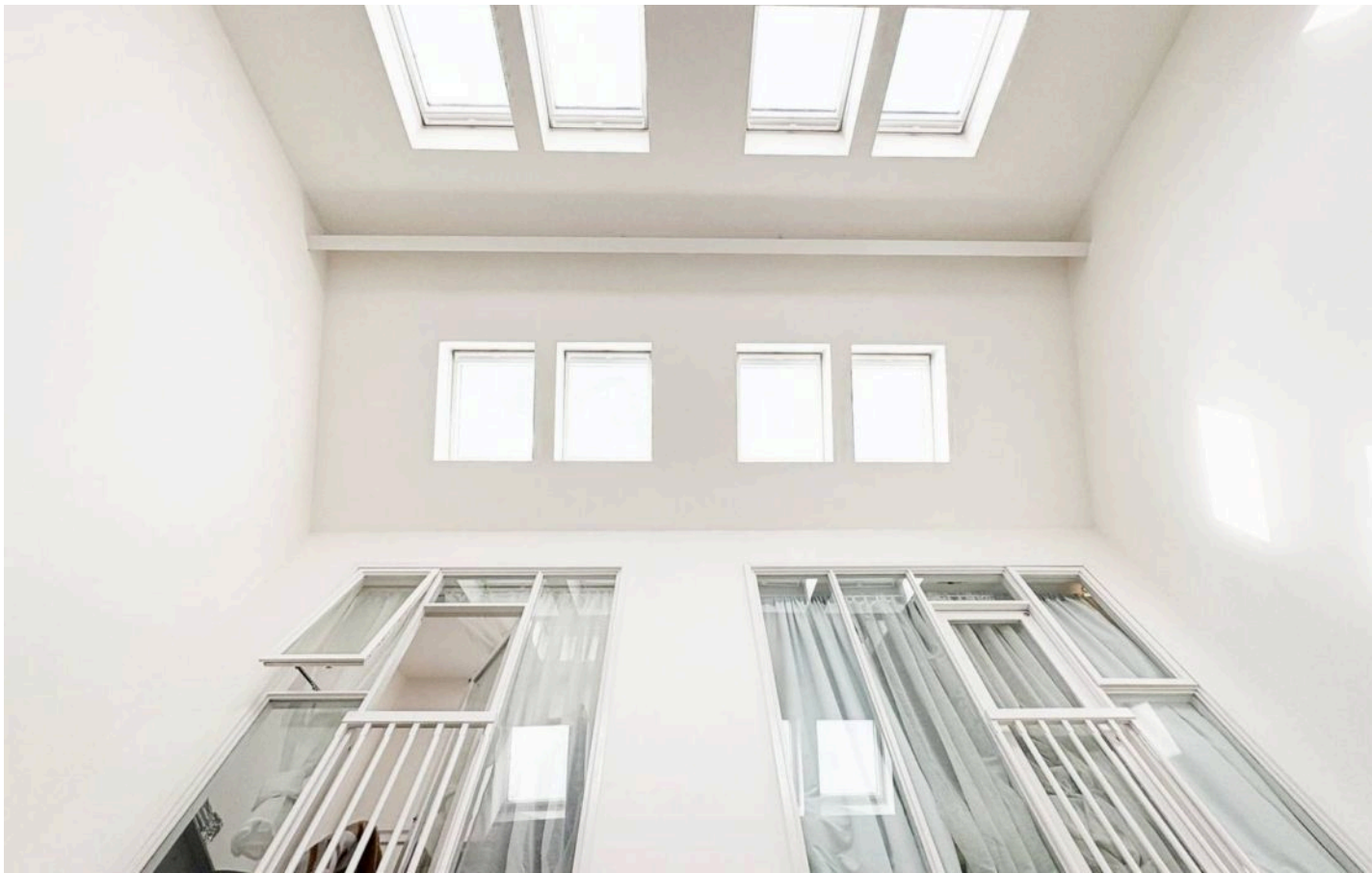
The first of two reception rooms, this beautifully presented lounge offers a comfortable and elegant space ideal for relaxing and unwinding after a long day. A large front-facing window allows natural light to pour in, creating a bright and welcoming atmosphere. Finished with modern laminate flooring, neutral walls, and inset spotlighting, the room combines style and practicality. A wall-mounted radiator ensures warmth and comfort year-round.

Kitchen & Dining Room

28' 6" x 19' 2" (8.70m x 5.84m)

Open-Plan Kitchen & Family Room A stunning open-plan space, perfect for family life and entertaining. The stylish kitchen features a central island, modern wall and base units with marble-effect worktops, integrated oven, hob with extractor, and a black composite sink with mixer tap. Inset spotlights complete the look. To the rear, the spacious family area—currently used as a movie room—boasts windows and 8 electric Velux skylights flooding the space with natural light. Inset lighting, wall lights, and a modern vertical radiator create a warm, inviting feel. A composite door leads to a private enclosed courtyard. Engineered wood flooring and freshly decorated walls run throughout.





WC

6' 11" x 3' 1" (2.12m x 0.93m)

A conveniently located ground floor WC featuring a modern two-piece suite comprising a toilet and floating vanity sink. Beautifully finished with wood-effect flooring, neutral décor, and a mirrored vanity unit for added style and functionality.

Landing

17' 7" x 6' 7" (5.37m x 2.00m)

A grand and airy landing providing access to all four bedrooms and the family bathroom. Finished with a plush, thick carpet and freshly painted neutral walls, offering a warm and elegant transition between rooms.





Master Bedroom

15' 7" x 12' 11" (4.74m x 3.93m)

This gorgeous master bedroom offers the perfect retreat for relaxation, combining space, comfort, and style. Natural light pours in through a front-facing window and two Velux roof windows, creating a bright and welcoming atmosphere. Two wall-mounted lights above the bed add soft ambient lighting. Finished with plush thick carpeting, neutral décor, and a radiator for year-round comfort. Includes private access to a modern En-suite.

En-suite

6' 11" x 5' 8" (2.11m x 1.72m)

A stylish and practical en-suite located off the master bedroom, featuring a modern three-piece suite comprising a toilet, sink, and walk-in shower with mixer fitting. Finished with elegant matching floor and wall tiles for a sleek, cohesive look. A radiator provides added comfort.

Bedroom 2

10' 11" x 10' 9" (3.34m x 3.28m)

A spacious double bedroom filled with natural light from a rear Juliet balcony and fitted Velux windows. Finished with plush thick carpeting, neutral décor, and a radiator for comfort and warmth.



Bedroom 3

9' 4" x 8' 9" (2.84m x 2.67m)

A generously sized double bedroom with a large front-facing window that floods the room with natural light. Tastefully finished with plush carpet, neutral décor, and a radiator to ensure year-round comfort.

Bedroom 4

8' 0" x 6' 11" (2.44m x 2.12m)

A bright single bedroom featuring a rear Juliet balcony, currently used as a study—ideal for professionals working from home. Finished with plush thick carpeting, neutral décor.



FRONT GARDEN

Set behind secure gates, this stylish and low-maintenance front garden bathes in sunlight all day perfect for year-round enjoyment. Featuring a combination of artificial grass, slate-stone borders, and attractive planted shrubbery for a neat and contemporary look.

REAR GARDEN

Enclosed rear courtyard with a mix of artificial grass and beautifully presented wooden seating area whilst an overhead wooden pergola provides protection against the elements all year round.

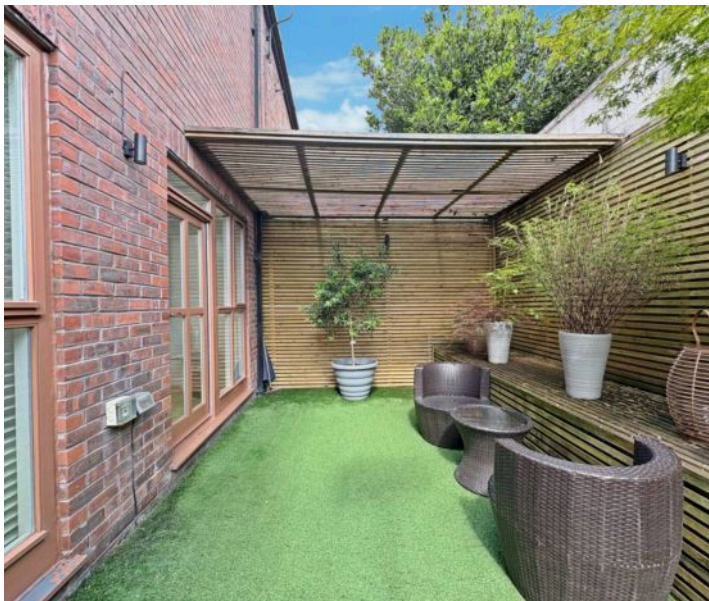
GARAGE

Single Garage

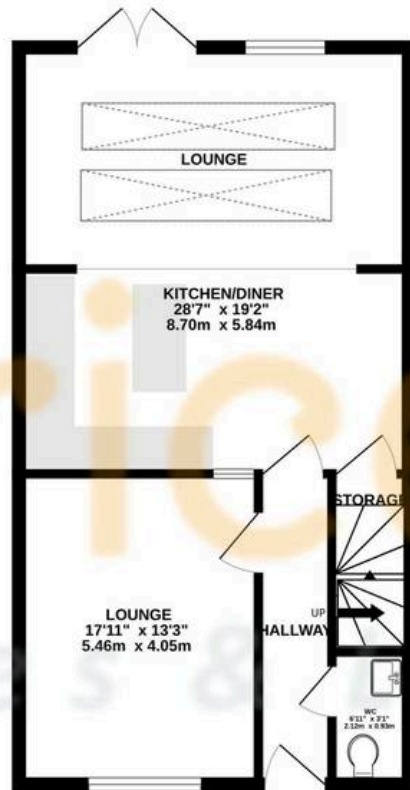
SECURE GATED

1 Parking Space

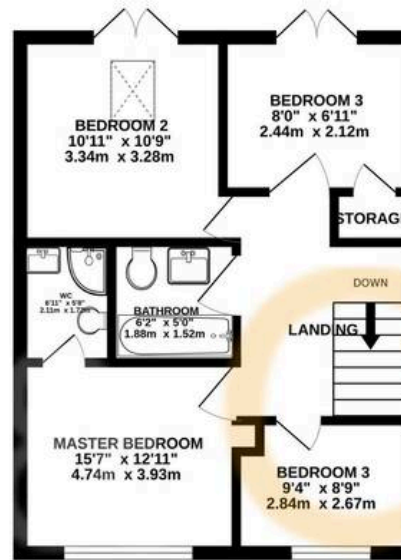
Private, secluded parking located behind secure gated access exclusive to the complex, offering convenience and peace of mind for residents. Added benefit of Key fobs allowing easy access, App available to control Gate mechanism from your phone.



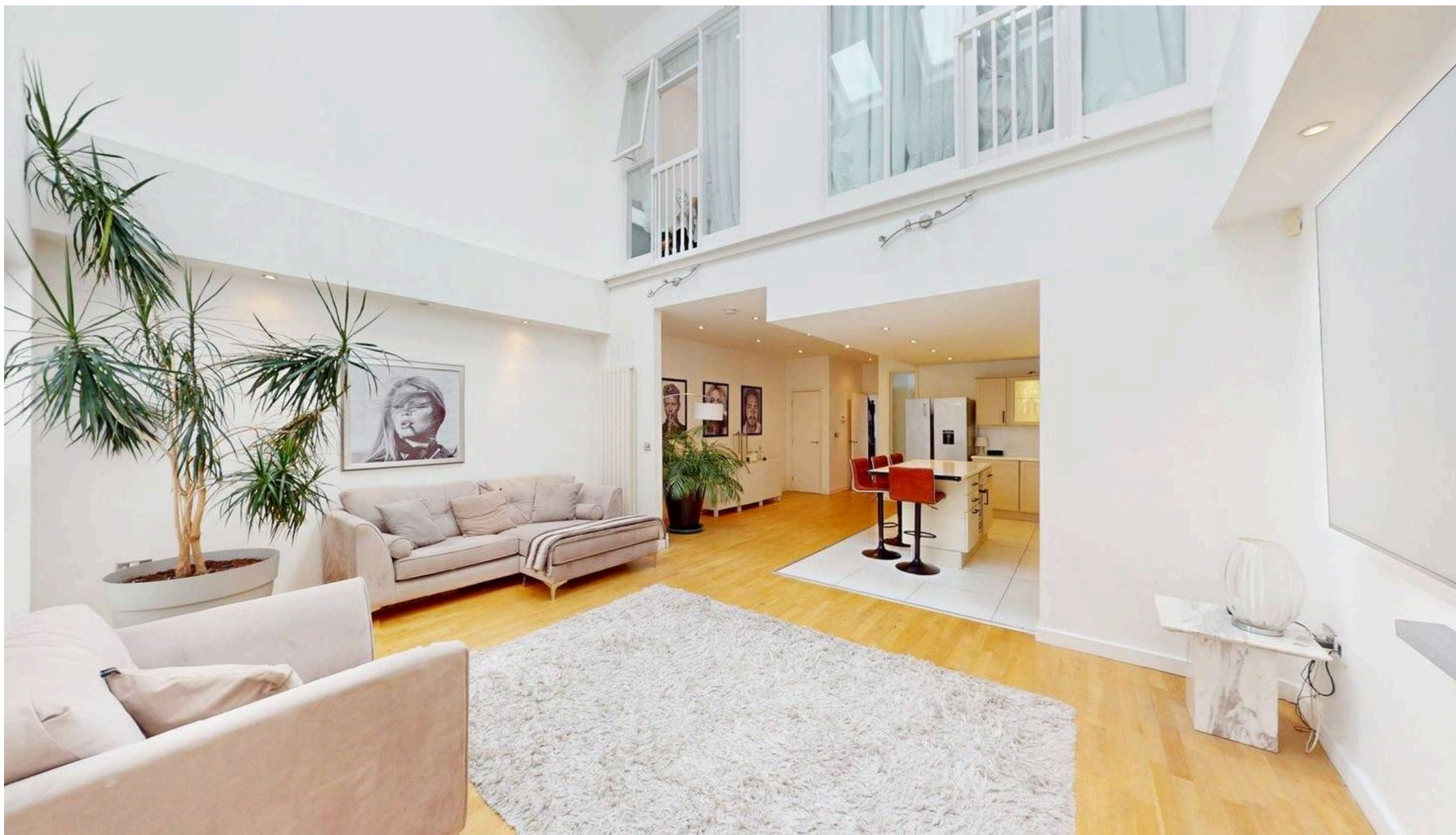
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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