

REDPATH LEACH

ESTATE AGENTS

OLD KILN LANE, HEATON

O/O £500,000

FEATURES

- Three/Four Bed Semi-Detached Home
- Highly Desirable Residential Location
- Circa 1,650 Square Feet of Living Space
- Two/Three Reception Rooms
- Substantial Rear Garden With Garden Room
- Stunning Views Over Nature Reserve
- Full Planning in Place for Sizeable Extension


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Ryanair






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Family Shower Room – Main House









Shower Room – Garden Room





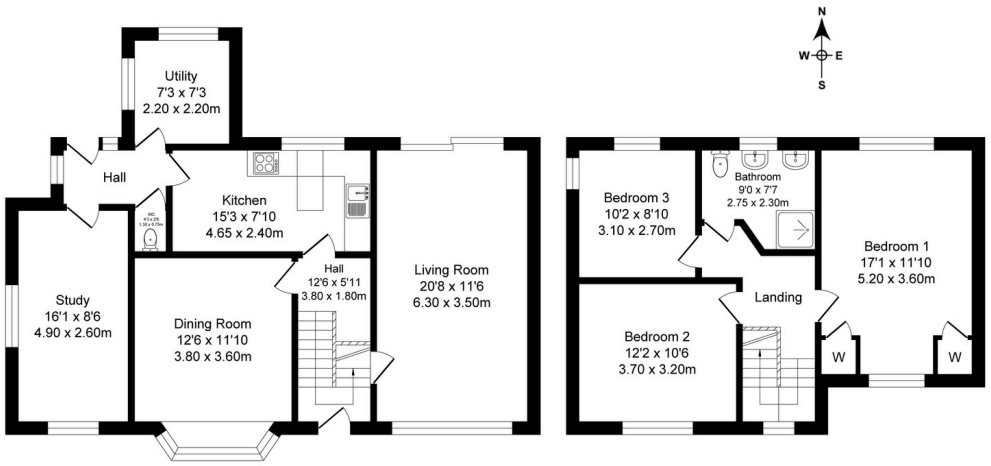






Total Approx. Floor Area 1650 Sq.ft. (153.3 Sq.M.)

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.

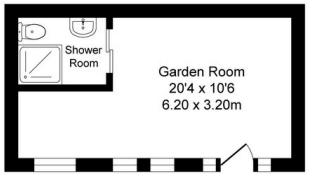


Ground Floor

Approx. Floor Area 861 Sq.Ft (80.0 Sq.M.)

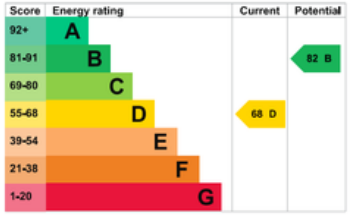
First Floor

Approx. Floor Area 576 Sq.Ft (53.5 Sq.M.)



Outbuilding

Approx. Floor Area 213 Sq.Ft (19.8 Sq.M.)



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Nestled at the heart of the highly desirable and sought-after locality of Heaton, there can be little doubt that this fabulous semi-detached period residence, will be in extremely strong demand, benefitting from having planning permission in place for a substantial extension and reconfiguration of both the ground and first floor accommodation. Affording that perfect blend of seamless indoor/outdoor living, this entertainer's paradise is situated along one of the area's premier lanes and enjoys a delightful position, not only affording a substantial rear garden, but also breath-taking views of the stunning Doffcocker Lodge Nature Reserve and beyond towards Rivington Pike.

Extending to in excess of 1,650 square feet of accommodation in total, the property has been skilfully and thoughtfully enhanced with the conversion of the original garage and the addition of a magnificent, detached garden room to provide impressive levels of space. However, there is further unexploited potential to excite here, with planning permission in place for a substantial extension and re-design of the existing accommodation to include the formation of that much desired open plan layout to the ground floor, an additional bedroom to the first floor and the creation of a marvellous primary bedroom suite, complete with en-suite dressing room and shower room, all combining to perfectly suit the needs of modern-day living, yet retaining that much desired character which is synonymous with its traditional origins.

Widely acknowledged as one of the finest residential addresses in the area and within a district renowned for its diverse range of prestige and traditional homes, the locality has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a location to raise their family. The area benefits from a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including Markland Hill Primary School, which is within walking distance and was rated outstanding by Ofsted in all five areas in December, 2024, and the highly acclaimed Bolton School, broadly accepted as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque nature reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

The handsome faÇade oozes character and curb appeal, and this feeling of tradition and nostalgia is echoed internally, being wonderfully apparent from one's first step across the threshold, where the warm and inviting ambience cannot fail to envelope one's heart. One enters via the entrance hallway with its spindled staircase to the first floor, before proceeding through into the first of the reception rooms, a 20' through lounge, which is both spacious and bright, the latter aided by the pleasant dual aspect which includes bi-folding doors opening onto the entertainment area, which will be invaluable in the warmer months when one is entertaining friends or family. Across the hall and currently utilised as a games room, one will discover the 12' dining room, which benefits from a feature bay window to the front elevation and provides a perfect spot in which to host those intimate dinner parties when one has the urge to entertain. The conversion of the garage has added a great deal of flexibility to the ground floor living spaces and could be utilised for a plethora of purposes to suit a new owner's lifestyle, whether it be a playroom for the little ones, a study for those who require some space in which to work from home or perhaps a fourth double bedroom, should it be required.

The 15' kitchen is extensively fitted with a range of wall and base units in grey with contrasting laminated work surfaces and includes a peninsula unit incorporating a breakfast bar and a host of integrated appliances, including high-level double electric oven, five ring gas hob with overhead extractor canopy, microwave, coffee machine and fridge/freezer. Accessible via the rear hallway, one will discover a downstairs WC and a useful utility room providing a handy space in which to keep the laundry out of view of unexpected visitors.

Venturing up to the first floor, the landing provides access to the three double bedrooms, including the 17' primary bedroom, which benefits from built-in storage cupboards and boasts a quite sublime vantage point from where to enjoy those stunning far-reaching views. The accommodation is completed by the family shower room, which is fully tiled and fitted with a four-piece suite in classic white, comprising of close-coupled WC, twin vanity wash hand basins and over-sized walk-in shower cubicle.

Externally, the low-maintenance frontage is bordered by mature planting, provides off-road parking facilities for a number of vehicles on the block-paved driveway and includes an electric car charging point. The vast rear garden cannot fail to impress, enjoying an excellent degree of privacy, being mainly laid to lawn and with mature trees and shrubs to the perimeter, providing endless opportunity for the youngest members of the family to burn off their boundless energy in safety. The adults can keep a watchful eye from their own play space, an entertainment area designed to take full advantage of the extraordinary open views, comprising of an outdoor kitchen and multiple built-in seating areas, which will be ideal for those who enjoy an impromptu barbecue and/or social gathering.

The pièce de résistance is the substantial detached garden room, a fabulous ancillary space which is finished to an extremely high specification, to include a kitchenette and three-piece shower room, which could again be used for a variety of purposes, including a studio, guest accommodation, summerhouse, home gymnasium or bar.

Plentiful storage facilities are provided within the large useful basement, which extends beneath the full footprint of the house.

Homes within this highly sought-after location are rarely available for long and we would highly recommend an early inspection to avoid disappointment and to appreciate all that this fabulous property has to offer.

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