



*Northwold Drive*

Bolton



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Standing proudly on a generous and enviable plot of just under half an acre, framed by mature trees and established hedging, 1 Northwold Drive is a substantial detached residence that has been a much loved family home for many years.

### An Overview

Built in the mid-1980s by the current family, the property reflects a time when homes were designed with space, practicality and longevity in mind. The quality of construction and attention to detail is immediately apparent, with well-proportioned rooms, a thoughtful layout and a strong sense of permanence throughout. Having been carefully maintained and enjoyed by the same family for decades, the house now presents a rare opportunity for a new owner to make it their own.

While some areas would benefit from updating, the property offers exceptional scope for modernisation and improvement, with genuine potential to extend to either side (subject to the necessary planning permissions). With over 4,000 sq ft of internal accommodation, this is a home that offers both immediate comfort and long-term potential, providing the perfect foundation for a forever family residence.



## Ground Floor

The ground floor offers a generous and versatile layout, ideally suited to family living, entertaining and multi-generational needs.

A welcoming entrance hallway sets the tone for the rest of the house, leading to a spacious formal lounge filled with natural light and connecting through to a second reception room at the side. A separate dining room sits just off the fitted kitchen, which offers a range of base and eye-level units along with the practical benefit of a utility room.

A third reception room at the front of the property, previously used as a snug, sits alongside a ground floor bathroom and provides further flexibility. Whether used as a study, playroom, additional sitting room or home office, the layout offers the adaptability that modern family life demands.

Overall, the ground floor provides a selection of reception spaces that can be tailored to suit a wide variety of lifestyles, ensuring there is room for both everyday living and special occasions.



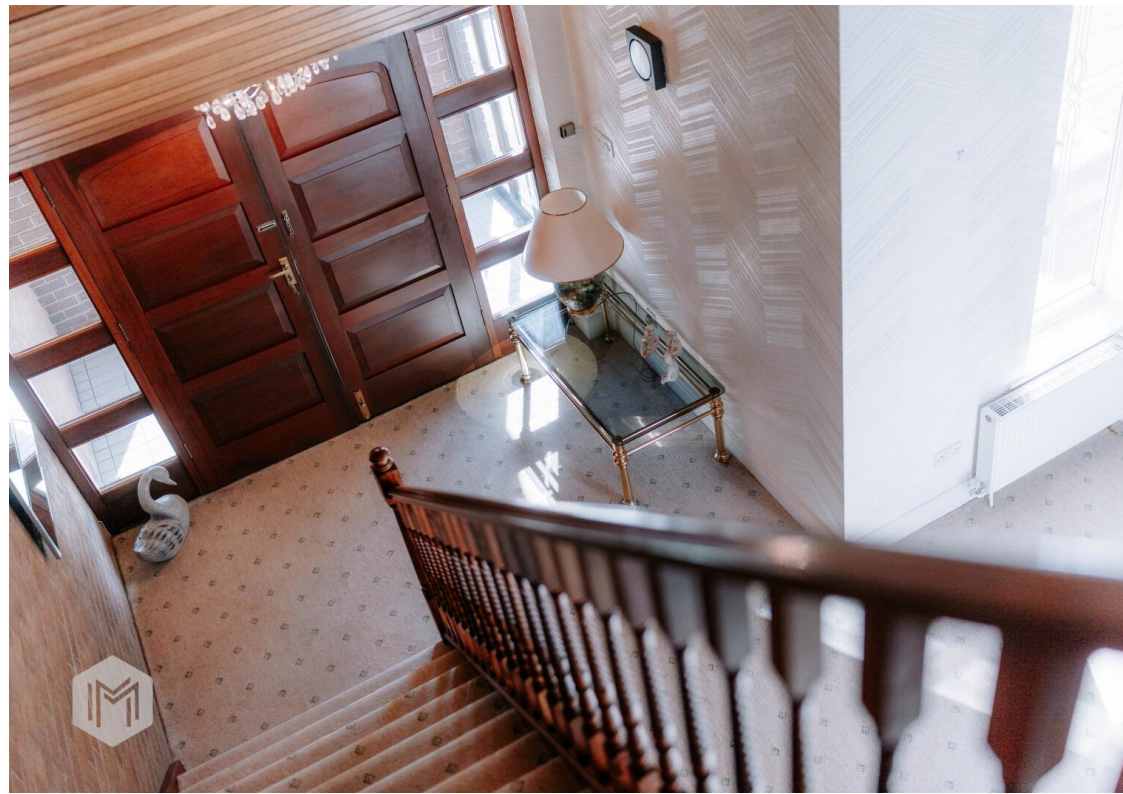


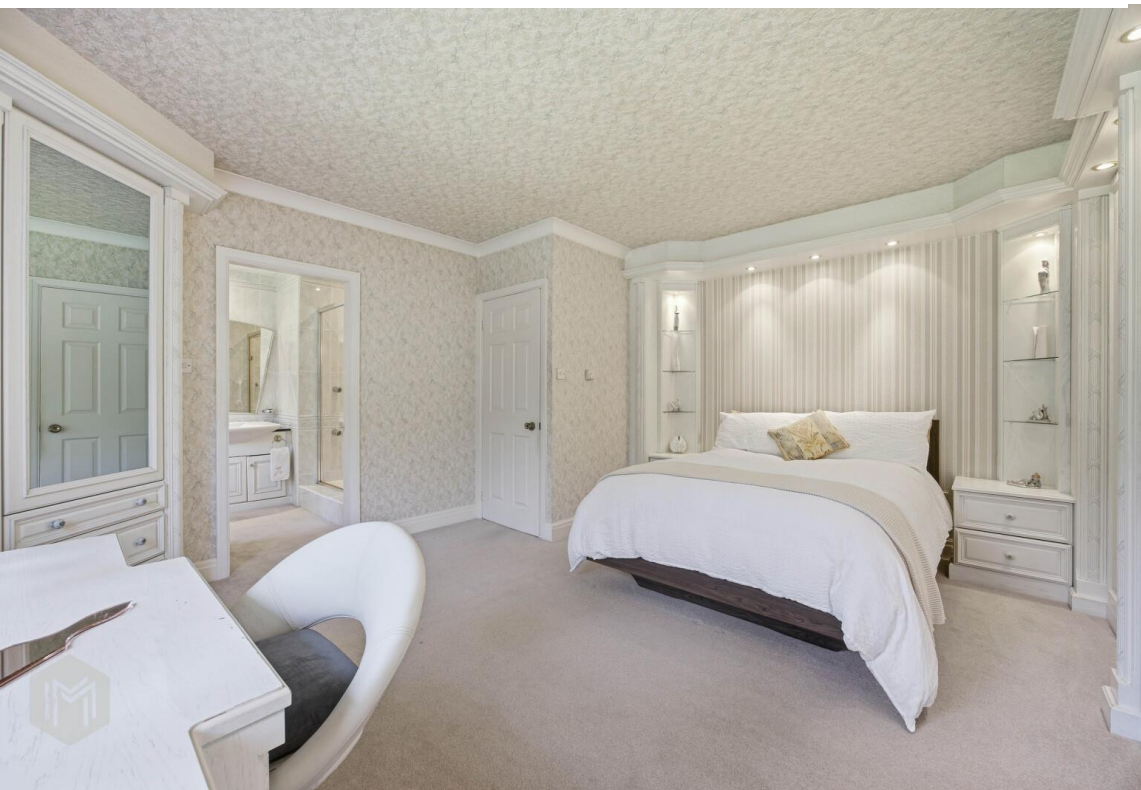
## First Floor

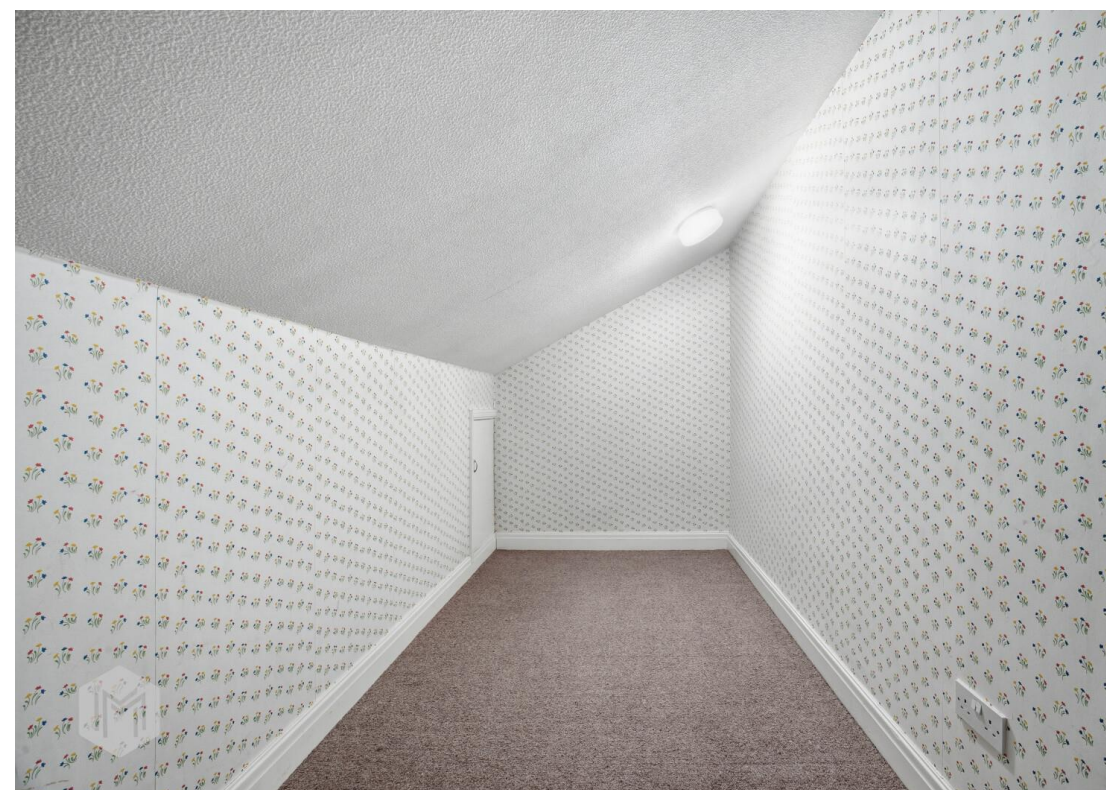
Upstairs, the sense of space continues with four well-proportioned double bedrooms.

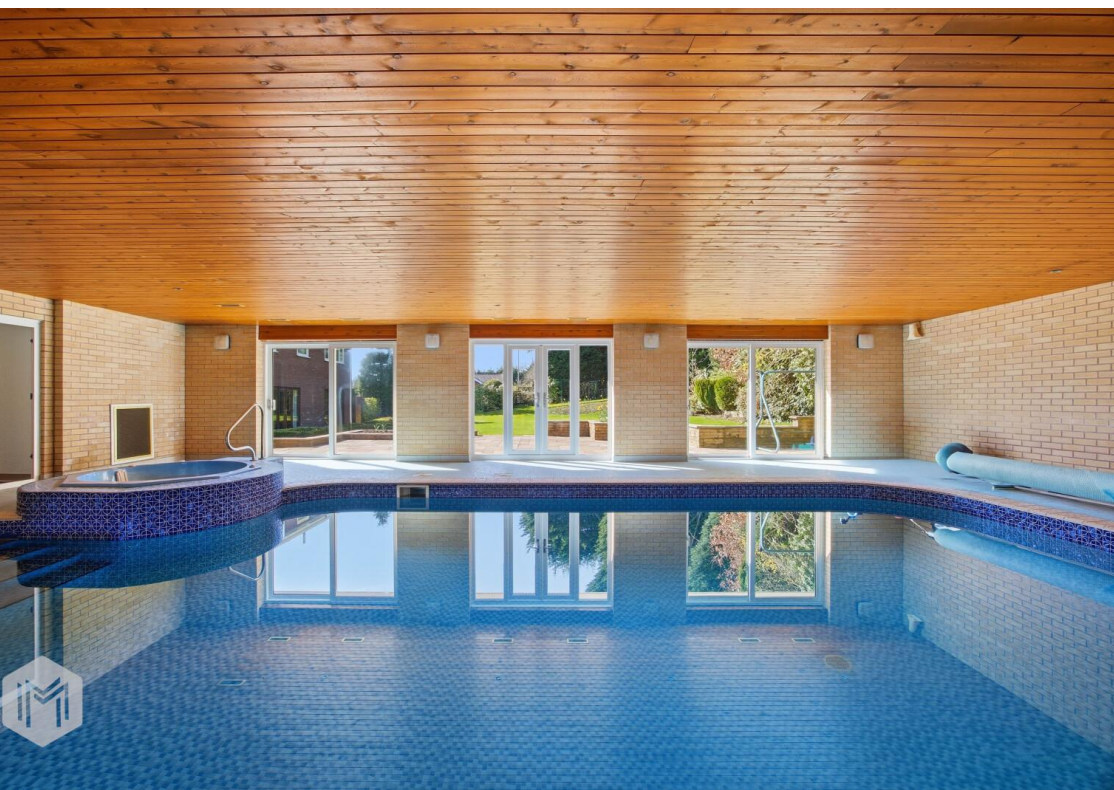
The principal bedroom enjoys a pleasant rear aspect and benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom. Bedroom two, located at the front of the property, features a substantial dressing room which offers excellent potential to be converted into an additional en-suite, subject to the necessary approvals.

The first floor provides comfortable and practical accommodation for growing families, with ample space for both privacy and everyday living.











## *Swimming Pool & Snooker Room*

One of the most distinctive features of the property is the indoor swimming pool complex, a rare addition that significantly enhances both the lifestyle and potential of the home.

Constructed with the same care and quality as the main house, the pool area is connected via an inner hallway to a large additional reception room, currently used as a snooker room. This space offers outstanding flexibility and could easily serve as a family room, entertaining area, games room, leisure suite, or even ground floor bedroom accommodation for extended family.

Doors from the pool area open directly onto the garden, creating a seamless connection between indoor and outdoor space and allowing the area to be enjoyed throughout the year.



## Outside Space

The outside space at 1 Northwold Drive is just as impressive as the accommodation within, sitting comfortably on a mature and well-established plot that offers both privacy and practicality in equal measure.

To the front, a generous multi-car driveway provides ample off-road parking and leads to a double garage, making it ideal for larger families or those who regularly entertain guests. The setting is both welcoming and discreet, with mature planting and established boundaries adding to the sense of privacy from the moment you arrive.

To both sides of the property, beautifully maintained lawns create a wonderful outdoor environment, offering plenty of space for children to play, family gatherings to take place, and summer afternoons to be enjoyed in peaceful surroundings. The gardens have clearly been cared for over many years and provide a safe and secure setting for family life.

One of the most appealing aspects of the outside space is the level of privacy on offer. The garden is not overlooked and is bordered by mature trees and hedging, creating a quiet and secluded environment that is increasingly difficult to find. It is easy to imagine generations of family memories being made here, from garden games and summer barbecues to relaxed evenings spent enjoying the surroundings.

The overall plot offers not only a wonderful outdoor lifestyle but also further potential for future landscaping or extension, subject to the necessary permissions, making it an exceptional long-term proposition.

Northwold Drive is widely regarded as one of Bolton's most desirable residential addresses, quietly positioned just off Victoria Road in highly desirable Heaton and surrounded by similarly substantial family homes in a well-established and highly sought-after area.

The location is particularly appealing for families, with the outstanding Bolton School within comfortable walking distance, making day-to-day life both convenient and practical. A wide selection of local amenities are also close at hand, including shops, supermarkets, restaurants and leisure facilities, ensuring everything needed for modern living is easily accessible. The property is also within close proximity to the train station, making it an excellent choice for commuters who require straightforward access to surrounding towns and cities.



Despite its convenient setting, Northwold Drive retains a peaceful and residential feel, offering a balance between accessibility and tranquillity that is rarely found. Excellent transport links and nearby road connections further enhance the appeal, making commuting and travel straightforward while still enjoying the benefits of a quiet and established neighbourhood.

Altogether, the location perfectly complements the property itself — a well-loved family home in a private and spacious setting, positioned in one of Bolton's most respected and convenient residential areas.

### *Tenure*

Freehold

### *Local Authority*

Bolton Council

Band H

Annual Price: £4553

### *Plot Size*

0.42 Acres

### *Mobile Coverage*

EE, Vodafone, Three, 02

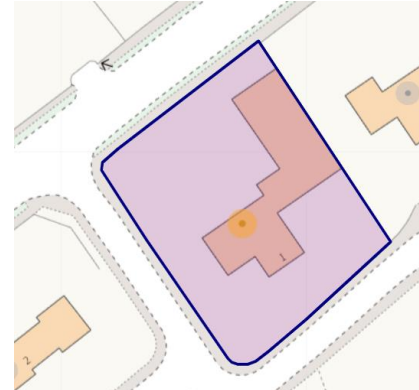
### *Broadband*

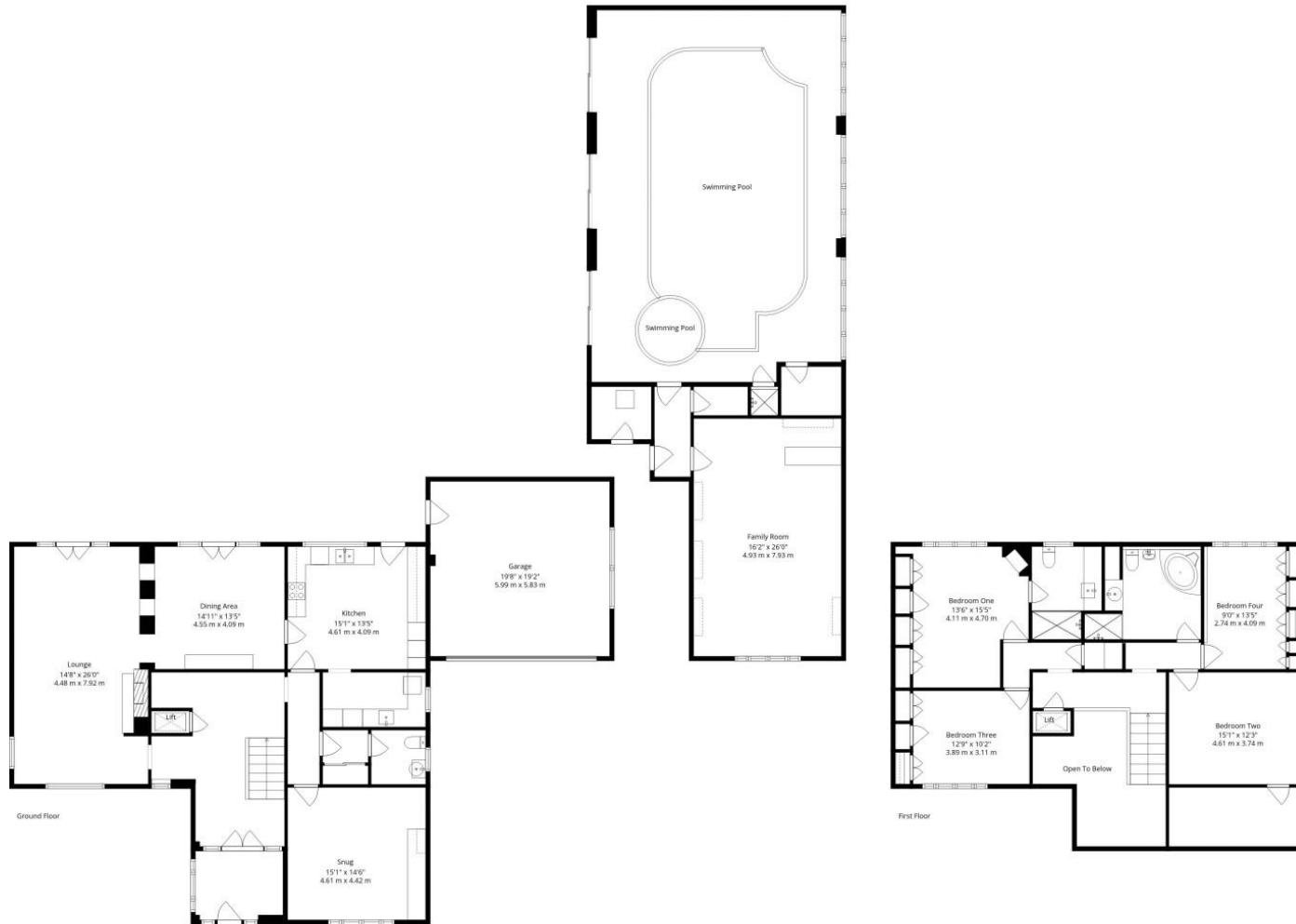
Basic 29 Mbps, Ultrafast 1000 Mbps

### *Satellite / Fibre TV Availability*

BT, Sky, Virgin

### *EPC Rating - C*





**TOTAL: 4274 sq. ft, 397 m2**  
**GROUND FLOOR: 3073 sq. ft, 285 m2, FIRST FLOOR: 1201 sq. ft, 112 m2**  
**EXCLUDED AREAS: OPEN TO BELOW: 142 sq. ft, 13 m2, WALLS: 320 sq. ft, 30 m2**

For illustrative purposes only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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