



Newbrook Road
Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated within a breath-taking plot and appreciating stunning private mature gardens this exceptional property is the ultimate family home with fabulous versatile and spacious accommodation that is ideally suited to modern living. The sought after location is within easy access to a host of amenities including both Bolton and Cleveland's private schools as well placed for major transport links making it ideally suited for commuting across the North West. Rarely do homes of this size and calibre come to the market and as such, an early internal inspection is strongly recommended to avoid disappointment.

The exceptionally well proportioned and highly versatile accommodation comprises an imposing reception hall, cloakroom/wc, impressive principal lounge which leads to a orangery that overlooks the gardens, sitting room, beautiful kitchen with high specification integrated appliances which opens to a large dining room/family room with log burner, generous utility room, five bedrooms, three with en suite shower rooms and a further principle bathroom. Outside the property is accessed through electric gates via a large sweeping driveway which leads to a substantial driveway with parking for numerous vehicles and a large garage whilst outstanding private landscaped gardens can be found to three sides.



Location

The area of Over Hulton is a much sought after suburb of Bolton being within easy access mainly due to its close proximity to a variety of amenities including well renowned schooling such as Bolton school only 20 minutes away with direct buses from Newbrook Road and Clevelands private schools as well as major transport links including Atherton railway station and M61 motorway network, making it ideal for those looking to commuting to Manchester and across the Northwest. The particular interest is the Cutacre Park and surrounding countryside which gives this area a real feeling of open exclusivity.

Reception Rooms

The principal lounge is a superb and spacious reception room that overlooks the front garden and has double doors which lead to a stunning orangery with overlooks the rear gardens. In addition to this a separate dining room/sitting room provides a more formal area for entertaining.





Breakfast Kitchen & Utility

The hub of the house is the beautiful kitchen that opens up to a dining room/family room a stunning area that offers more than enough room for cooking, dining and relaxing alike, making it ideal for modern family living. The kitchen area is fitted with an extensive range of high quality wall and base units comprising cupboards, drawers and work surfaces and complimenting backsplash. This splendid space is blessed with a wealth of natural light and provides access to the garden areas. Adjacent to here a large utility room/laundry offers yet more storage space and access to the side of the property.







WC & Family Bathroom

Located off the reception hall a guest wc ideally services the ground floor accommodation, whilst on the first floor a further family bathroom with a roll top bath, low flush wc and wash hand basin. Beautifully decorated with tiled flooring.

Master Bedroom & En Suite

The fabulous, master bedroom is a well-proportioned area having a front facing window that offer views over the garden. There are tastefully fitted with a wealth of wardrobes. The suite is completed by three piece shower room comprising shower cubicle, low flush wc and wash hand basin.

Bedrooms

There are an additional four bedrooms three of which have modern en suite shower rooms and all enjoy views over the gardens.







Parking & Gardens

The property is accessed through electric wooden gates that lead to a large sweeping driveway that offers exceptional parking facilities and in turn provides access to a large garage. The spectacular mature gardens, which can be found to three sides of the property are landscaped, laid mostly to lawn along with a variety of well stocked and maintained shrub and floral displays, complemented by flagged patio areas. The gardens are exceptionally private and must be seen in person to be fully appreciated.

Tenure

Freehold

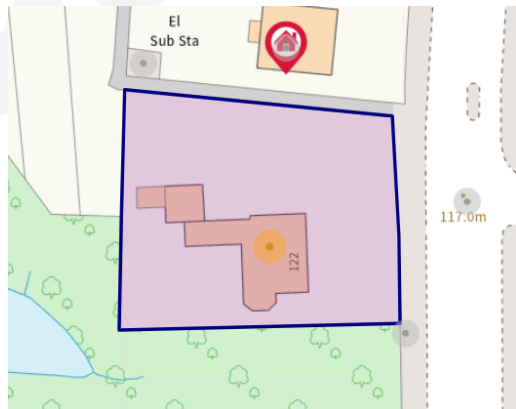
Council Tax

Local Authority: Bolton

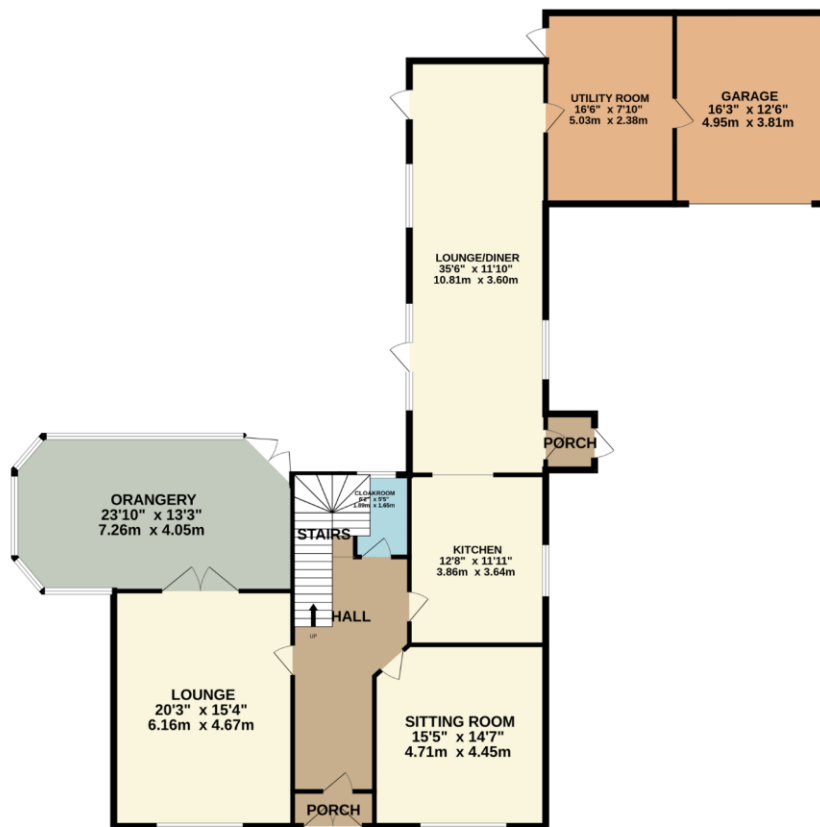
Band: G

Annual Price: £3,778

EPC Rating - D



GROUND FLOOR
2058 sq.ft. (191.2 sq.m.) approx.



1ST FLOOR
1596 sq.ft. (148.3 sq.m.) approx.



TOTAL FLOOR AREA : 3654 sq.ft. (339.4 sq.m.) approx.

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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