



# 1 The Hall Coppice, Egerton

Offers Over £440,000

**Miller Metcalfe**  
*Every step of the way*

# 1 The Hall Coppice

Egerton, Bolton

Nestled within a highly desirable position just a short stroll from the heart of Egerton Village, this beautifully extended four-bedroom link-detached family home perfectly combines versatile living space with stylish interiors and exceptional outdoor entertaining areas. Surrounded by charming countryside walks, popular cafés, restaurants, and traditional village pubs, the property offers the ideal balance of semi-rural living and everyday convenience.

Step inside via the welcoming entrance hallway, complete with two useful storage cupboards and a convenient downstairs WC. The spacious main lounge creates a warm and inviting atmosphere, centred around a contemporary remote-controlled electric fire, whilst flowing seamlessly into the open-plan dining area, perfect for both family living and entertaining guests.

The modern kitchen/breakfast room has been thoughtfully designed to provide both practicality and sociable living space, ideal for busy family life. One of the standout features of the home is the impressive ground floor principal bedroom suite, offering a wonderful sense of privacy with its own dressing area, fitted wardrobes, stylish en-suite shower room, and patio doors opening directly onto a secluded patio area, creating a true retreat within the home.

To the first floor are three generously sized bedrooms, two benefitting from fitted wardrobes, alongside a spacious four-piece family bathroom finished to a high standard. A fully boarded loft with ladder access provides excellent additional storage.

The former garage has been cleverly converted into a versatile workshop with its own separate entrance, making it ideal for those working from home, pursuing hobbies, or requiring additional workspace. A separate utility area further enhances the practicality of the property.

Externally, the home truly excels. The substantial rear garden is beautifully established and thoughtfully landscaped, featuring Indian stone paved patios and pathways, a decked seating area sheltered beneath a pergola, an additional pergola-covered entertaining space, outdoor power supply, and an exterior water tap, all designed to create a superb environment for outdoor dining, entertaining, or simply relaxing in complete privacy.

To the front, the property enjoys attractive established planting, mature trees, and a block-paved driveway providing ample off-road parking.

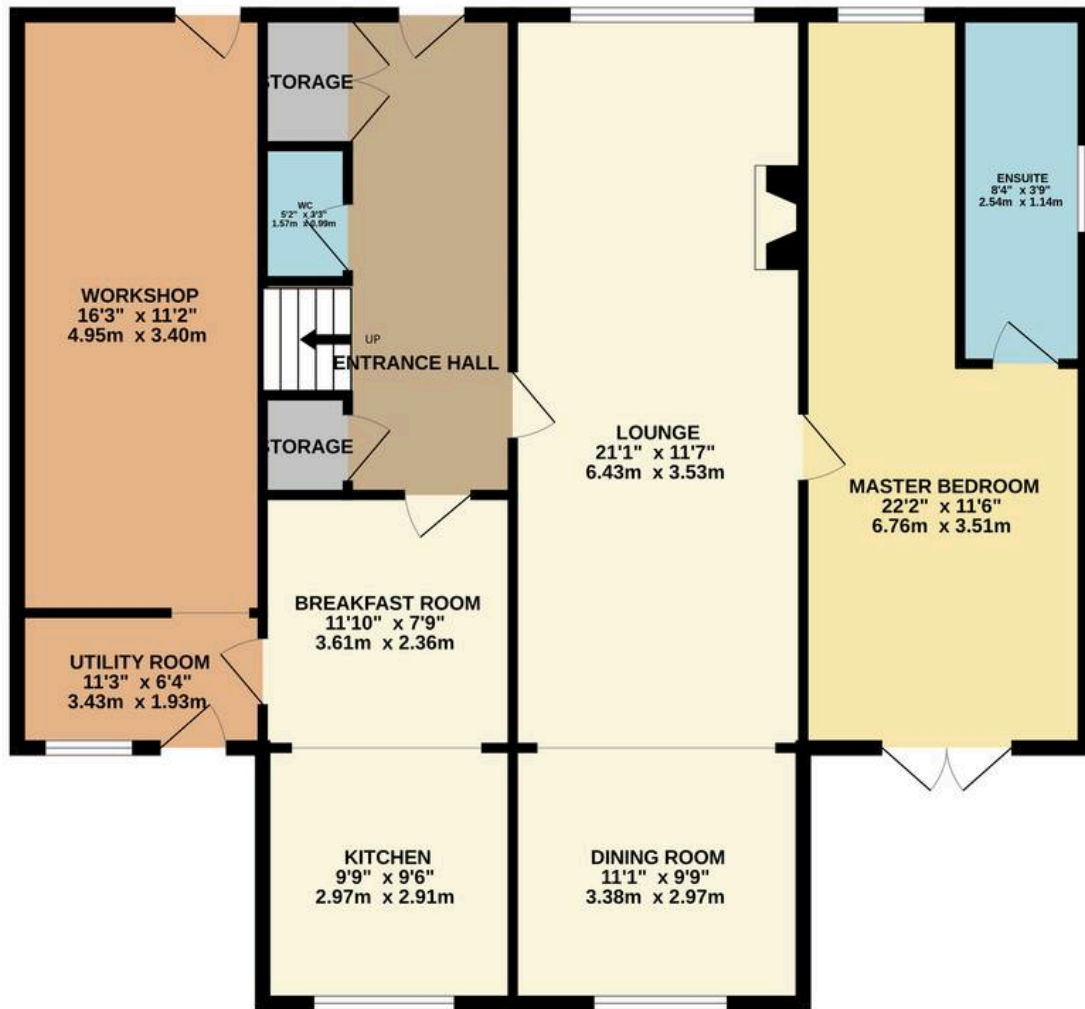




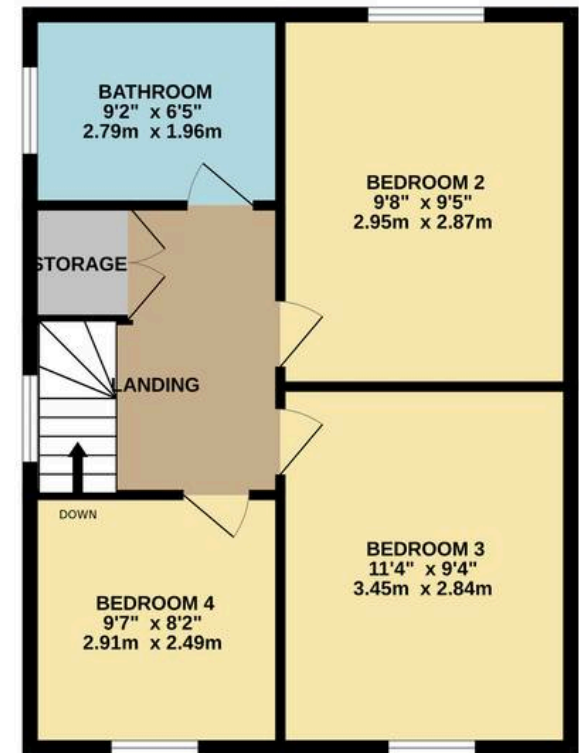




GROUND FLOOR  
1331 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1907 sq.ft. (177.2 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.  
Made with Metropix ©2026



## Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • [harwood@millermetcalfe.co.uk](mailto:harwood@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

**Miller Metcalfe**  
*Every step of the way*