



5 The Gates Arthur Lane, Bolton

Offers Over £800,000

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

## 5 The Gates Arthur Lane

Bolton

Welcome to this charming barn conversion located in the picturesque countryside of Harwood. This beautifully renovated property boasts 4 spacious bedrooms, perfect for a growing family or those seeking a peaceful retreat.

The property features a well-maintained garden overlooking beautiful countryside views ideal for outdoor entertaining or simply enjoying the tranquil surroundings. With off-street parking set in a private courtyard with electric gated access and a double garage, convenience and security are ensured for the residents.

Inside, the barn conversion offers a blend of characterful features and modern amenities, creating a spacious and cosy and inviting atmosphere. The open-plan layout seamlessly combines the living, dining, sitting room/study and kitchen areas, providing a versatile space for everyday living and entertaining guests. The property also offers a utility room, a bright garden room with a lovely aspect and a downstairs w.c.

The barn has four double bedrooms and a family bathroom most bedrooms offering en-suite bathrooms.

Don't miss the opportunity to make this delightful barn conversion your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







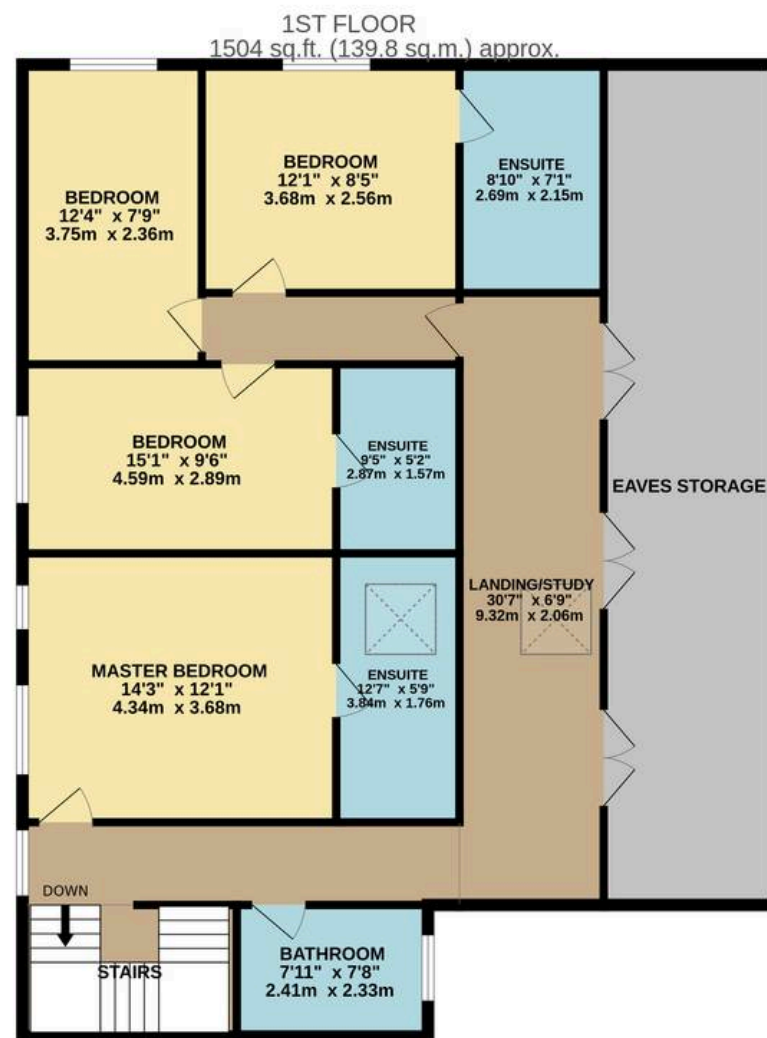
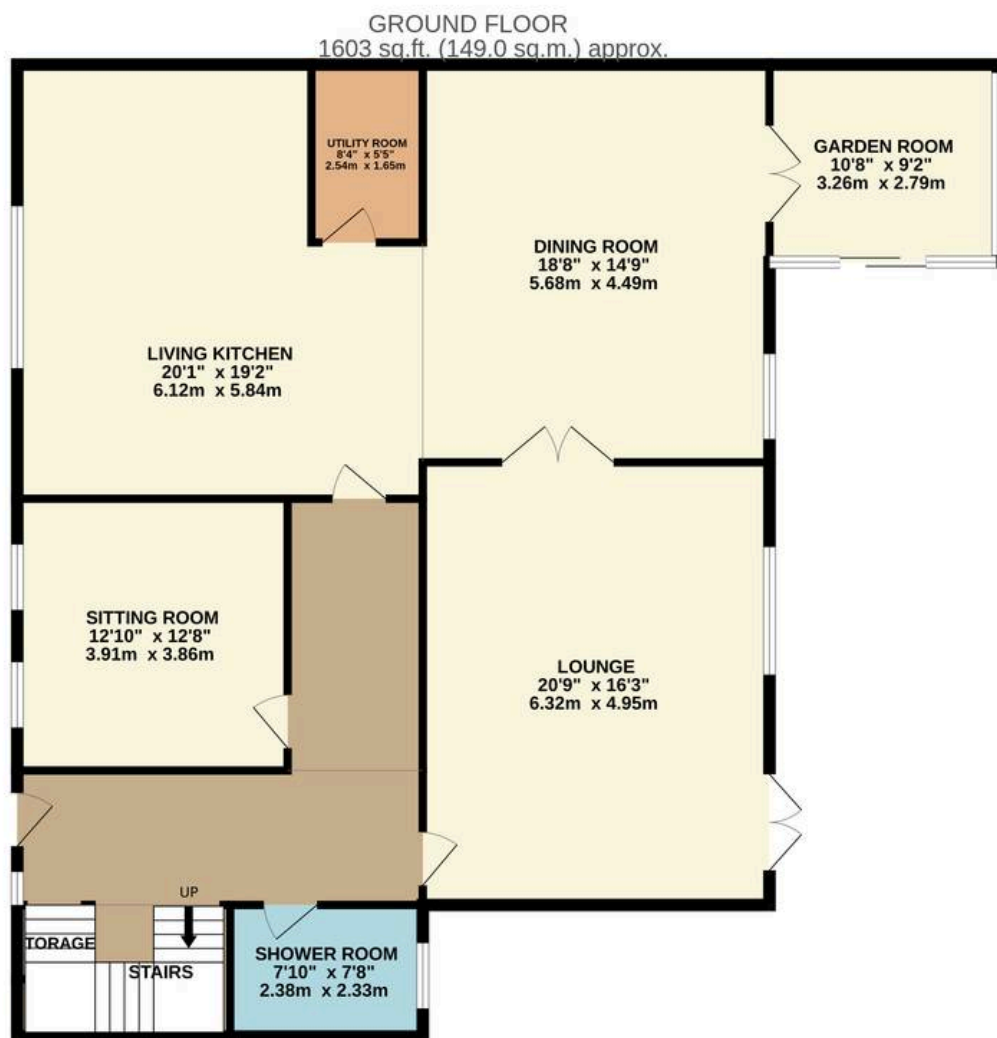












TOTAL FLOOR AREA : 3108 sq.ft. (288.7 sq.m.) approx.

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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## Miller Metcalfe Harwood

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