
WAYSIDE



WAYSIDE, HEATON

Situated along Ladybridge Lane in the established residential area of Heaton, Wayside is a substantial five/six-bedroom detached home combining generous accommodation, contemporary interiors and a setting that brings a welcome sense of calm to everyday life. Designed with modern family living in mind, the home offers a choice of rooms for spending time together, entertaining friends and enjoying quieter moments. Its interesting layout creates opportunities for different generations and routines, while extensive improvements have introduced a comfortable, thoughtfully finished interior, supported by an upgraded heating and hot water system.

With Bolton's well-regarded schools, local amenities and transport connections within easy reach, Wayside also enjoys a convenient position for everyday life, with countryside walks and open spaces nearby.





Welcome home

Set back from Ladybridge Lane behind secure electric gates, Wayside enjoys an attractive approach, with mature trees and established greenery creating a sense of separation from the surrounding residential area. Beyond the gates, an extensive driveway provides ample parking for multiple vehicles, opening out in front of the substantial red-brick home. Its varied rooflines, traditional brick detailing and slate roof give the property a distinctive appearance, while the surrounding trees soften the setting.

Two separate entrances add to the individuality of the property. One is framed by an attractive arched brick doorway, while the other sits beneath a covered entrance adjoining the substantial double garage. Stone paving and established planting complete the approach, while replacement front and rear doors by Force 8 form part of the improvements undertaken throughout the home.

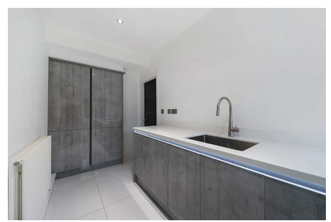
Inside, the entrance hall introduces the warmth and natural finishes that continue throughout. Rich HARO walnut flooring is complemented by contemporary internal doors and designer radiators, while the staircase leads down to the main living accommodation, introducing the home's interesting arrangement across different levels.











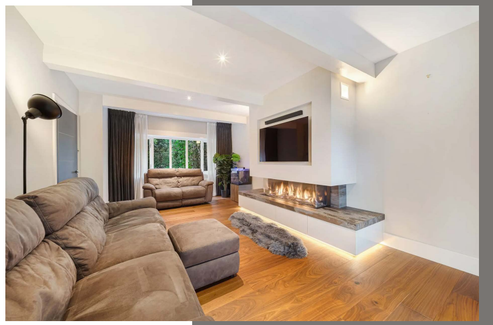
Space to come together

At the heart of everyday life is a contemporary kitchen designed to be as sociable as it is practical. Sleek grey cabinetry, contrasting white worktops and large-format floor tiles create a clean, modern finish, while a central island with breakfast bar seating provides a natural gathering point. Whether it's a quick breakfast before the school run, coffee with friends or preparing dinner while catching up on the day, the kitchen lends itself comfortably to the routines of family life. Integrated lighting and a range of NEFF appliances complete the design, with a separate utility room providing additional workspace, storage and somewhere to keep everyday essentials out of sight.

For occasions that call for a little more time around the table, the separate dining room offers a welcoming setting for family celebrations, leisurely weekend meals and evenings entertaining friends. A wide window looks out towards the surrounding greenery, while contemporary pendant lighting brings warmth and character to the room.



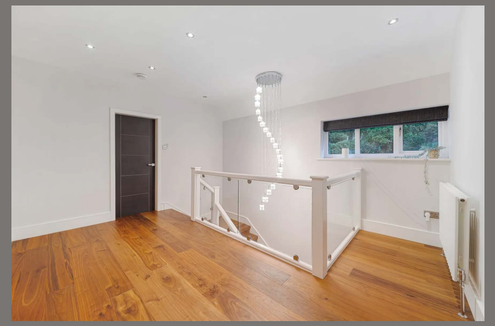


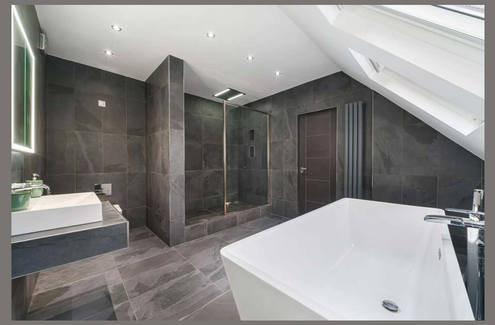




The living room offers a more relaxed setting, centred around a striking three-sided fireplace with a bespoke surround incorporating stone imported from Spain. Subtle lighting and carefully considered finishes complement the design, while generous seating areas make this somewhere the whole family can settle in together. Glazed doors open directly onto the garden, creating an easy connection between indoors and out.

Having distinct rooms for cooking, dining and relaxing gives the home a comfortable balance between sociable occasions and everyday routines, without everything taking place in one open-plan setting. Two contemporary WCs add further convenience to the ground floor.





A place to retreat

A staircase with glass balustrading leads to a spacious landing, where a cascading pendant light forms an eye-catching feature above the stairwell. The principal bedroom combines generous proportions with a calm, understated interior. Soft lighting and fitted wardrobes with dark glazed sliding doors create a restful setting, while the adjoining en-suite bathroom provides a luxurious place to begin and end the day.

Finished in large-format charcoal tiles, the en-suite brings together a freestanding bath positioned beneath two roof windows, a substantial walk-in shower and a contemporary wall-mounted basin. Subtle integrated lighting adds warmth to the darker finishes, creating an atmosphere more reminiscent of a personal retreat than an everyday bathroom.



The remaining bedrooms in this part of the home are comfortably proportioned and adaptable to different needs, whether for children, overnight guests or a dedicated home office. Fitted wardrobes provide useful storage, helping to keep the rooms uncluttered.

The bathroom arrangements have also been carefully considered, with two bedrooms sharing a Jack and Jill shower room, while additional en-suite facilities provide greater independence. Two bathrooms have been fitted with contemporary LUSSO fittings, with the remaining facilities also updated to complement the home's interiors.

















A home that adapts to you

One of the more interesting aspects of Wayside is the additional accommodation accessed via a separate staircase, creating an area of the home that can be enjoyed a little more independently from the main living rooms. The generous lounge is a particularly versatile room, with comfortable seating and glazed doors opening onto a Juliet balcony, bringing in natural light and framing the leafy outlook. Currently arranged as a second living room, it offers somewhere for older children to spend time with friends, a setting for family film nights or simply an alternative to the main lounge.

Alongside is a further double bedroom, with a small walk-in wardrobe providing useful storage. A contemporary shower room, finished in soft neutral tiling with a walk-in rainfall shower and illuminated mirror, completes the accommodation. This arrangement could work particularly well for teenagers seeking greater independence, visiting relatives or multigenerational households, allowing different members of the family to enjoy their own routines while remaining part of the wider home. Equally, the lounge could be adapted into an additional bedroom if required.







Step outside

The gardens provide a wonderful setting for enjoying time outdoors, with extensive lawns, mature hedging and established trees surrounding the home. There is plenty of room for children to play, while paved seating areas provide opportunities for summer barbecues, outdoor dining and afternoons spent with friends. With direct access from the main living accommodation, the garden becomes a natural extension of the house during the warmer months.

Tall, established hedging defines much of the boundaries, with mature trees beyond providing an attractive leafy backdrop. The combination of open lawns and paved areas makes the garden equally suited to family activities and quieter moments outside.



In the neighbourhood

Situated in the sought-after residential area of Heaton, Wayside combines the amenities of an established neighbourhood with convenient access to open countryside and the wider North West.

Heaton is particularly popular with families, offering a good choice of local amenities, cafés, restaurants and leisure facilities. For coffee or a relaxed catch-up, Provisions is a popular local spot, while Tesoro provides another option for dining out. The Victoria Inn is also a local favourite for meals and drinks. Middlebrook Retail & Leisure Park is within easy reach, offering a wider selection of restaurants, shops and entertainment facilities.

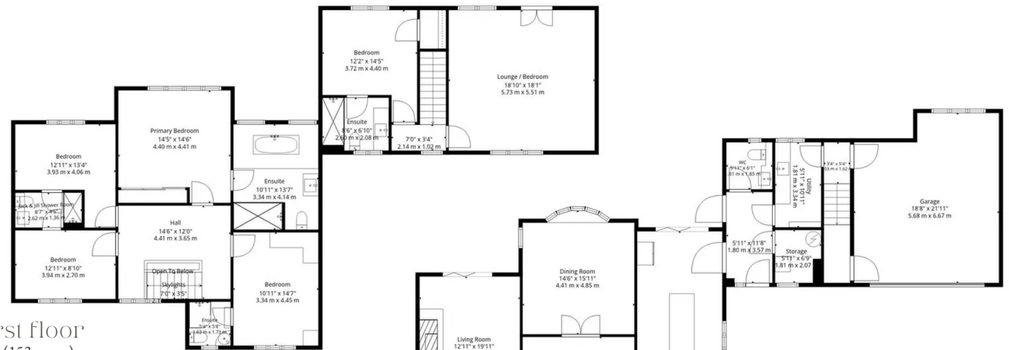
Those who enjoy the outdoors have plenty to explore. Doffcocker Lodge Nature Reserve provides a peaceful setting for walks and wildlife watching, while Walker Fold, Rivington and the West Pennine Moors offer countryside routes, reservoirs and open landscapes. Smithills Hall and its surrounding woodland provide another enjoyable destination, while Smithills Open Farm is a favourite for family days out.

For sport and recreation, Markland Hill Racquets Club, Regents Park Golf Centre and other local golf courses are nearby, alongside fitness facilities and sports clubs catering for different ages and interests.

Heaton is well positioned for travel across the region, with convenient access to the M61 and wider motorway network, connecting Bolton with Manchester, Preston and surrounding towns. Bolton railway station provides regular services towards Manchester and other regional destinations, while Lostock station offers an alternative for commuters, with connections towards Manchester, Preston and Blackpool. Local bus services along Ladybridge Lane also provide access into Bolton town centre, while Manchester Airport is accessible by road and rail.
Schools

One of Heaton's attractions for families is its choice of educational facilities. The independent Bolton School is located on Chorley New Road, offering education from nursery through to sixth form, while Clevelands Preparatory School is situated further along Ladybridge Lane, making both particularly convenient from Wayside.

For state education, Markland Hill Primary School is a well-regarded local option, with other primary and secondary schools serving Heaton and the surrounding areas. School transport services also operate locally for a number of independent and secondary schools, providing families with further choices when considering education.



First floor
1646 sq.ft. (153 sq.m.) approx.

Ground floor
1707 sq.ft. (159 sq.m.) approx.

Gross internal floor area: 3353 sq.ft. (312 sq.m.) approx.

Excluded areas: STORAGE: 40 sq.ft. (4 sq.m.) approx., OPEN TO BELOW: 6 sq.ft. (1 sq.m.) approx., WALLS: 255 sq.ft. (23 sq.m.) approx.

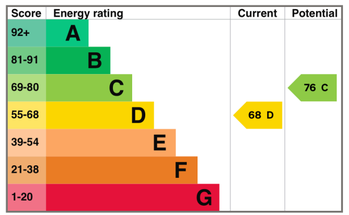
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Substantial five/six-bedroom detached home with versatile accommodation arranged across multiple levels
- Secure electric gates, extensive driveway parking and substantial attached double garage
- Contemporary kitchen with central island, breakfast bar, integrated NEFF appliances and separate utility room
- Generous living room with striking three-sided fireplace incorporating stone imported from Spain
- Luxurious principal bedroom suite with fitted wardrobes, and en suite with freestanding bath and walk-in shower
- Versatile additional accommodation with separate lounge, double bedroom and shower room, ideal for multigenerational living
- Extensive improvements, including upgraded heating and hot water systems
- High-quality interior finishes, including HARO walnut flooring, contemporary internal doors and designer radiators
- Generous lawned gardens with mature hedging, established trees and paved outdoor seating areas
- Sought-after Heaton location, conveniently positioned for Clevelands Preparatory School, Bolton School and transport links

Disclaimer

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.



WAYSIDE

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Watch the video

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