

Manchester Road

Tyldesley, Manchester

Miller Metcalfe
PRESTIGE
SINCE 1891

OFFERED WITH NO ONWARDS CHAIN - Hill Top House is an outstanding period residence of remarkable character, scale and distinction, offering an exceptional standard of accommodation arranged across four impressive floors. Beautifully renovated and sympathetically enhanced by the current owners, this magnificent home seamlessly combines the charm and architectural appeal of its period origins with the sophistication and convenience of contemporary living.

Occupying a substantial and private gated plot extending to approximately one third of an acre, the property enjoys beautifully landscaped grounds, a wealth of versatile reception space and an array of individual features that combine to create a truly special family home. The accommodation is both impressive and wonderfully adaptable, offering an exceptional environment for family life, entertaining and relaxation. Properties of this calibre and presence rarely become available, and an internal inspection is essential to fully appreciate the scale, quality and versatility of what is on offer.

Ideally positioned within the highly regarded residential areas of Tyldesley and neighbouring Astley, Hill Top House enjoys the perfect balance of established community living and excellent connectivity. The surrounding area is particularly popular with families, offering a selection of well-regarded schools, independent retailers, everyday amenities, restaurants and popular local eateries.

For those requiring convenient access to surrounding towns and cities, there are excellent transport connections, with local bus and rail networks alongside the M6, M60, M61 and M62 motorway networks. Manchester city centre, MediaCityUK, Salford Quays, Bolton, Warrington and Liverpool are all accessible, making this an attractive location for commuters and families alike.

FULLY FURNISHED – ALL FURNITURE, FIXTURES & FITTINGS INCLUDED IN THE SALE
This property is offered for sale fully furnished, with all furniture, fixtures and fittings included in the purchase price, offering buyers a fantastic opportunity to move straight in without the additional expense of furnishing their new home.







Reception Accommodation

Upon entering, the impressive reception hall immediately establishes the character and proportions that continue throughout this substantial home. Featuring an attractive spindle staircase rising to the first floor, together with a further staircase providing access to the basement level, the entrance hall creates an elegant introduction to the accommodation.

The ground floor offers an exceptional selection of reception rooms, each providing its own atmosphere and purpose. The principal lounge is a particularly attractive space, centred around a feature fireplace and complemented by an impressive walk-in bay window which floods the room with natural light while providing an attractive outlook across the gardens.

A generously proportioned formal dining room provides the perfect setting for entertaining and more formal occasions, while a separate family room offers a comfortable and versatile additional living space. A bespoke gym area further enhances the ground-floor accommodation, providing the flexibility to accommodate a variety of lifestyle requirements.

The lower ground floor offers yet more versatility, with an impressive private cinema room and a separate office or study, ideal for those working from home. A number of additional cellar chambers also provide valuable storage and exciting potential for further development, subject to any necessary consents.























The Living Kitchen

Undoubtedly one of the outstanding features of Hill Top House is the spectacular living kitchen, an impressive contemporary space designed to serve as the true heart of the home. Offering exceptional proportions, this beautifully appointed room provides ample space for cooking, dining and relaxing, creating an ideal environment for both everyday family life and entertaining on a larger scale.

Recently installed and thoughtfully designed, the kitchen incorporates an extensive range of bespoke wall and base units, complemented by high-specification integrated appliances and quality finishes throughout.

The room is further enhanced by two impressive atrium features, allowing natural light to flood the space, while floor-to-ceiling bi-folding doors provide a seamless connection between the interior and the beautifully landscaped gardens beyond. This is a truly remarkable living space that perfectly captures the balance of luxury, practicality and contemporary design.

















Bedroom Accommodation

The first floor provides four further spacious double bedrooms, each offering its own individual character and style. Generously proportioned and beautifully presented, these rooms provide excellent accommodation for family members and guests alike.

The overall bedroom arrangement offers considerable flexibility, with the potential to accommodate growing families, visiting guests or additional workspace as required.








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Bathrooms & Cloakroom Facilities

The property is exceptionally well served by its bathroom and cloakroom facilities. A ground-floor cloakroom is conveniently positioned off the reception hall, while the first floor benefits from an impressive principal family bathroom, together with a further modern guest bathroom and a separate WC. This arrangement provides excellent practicality for a home of this size.





The Principle Suite

Occupying the entire second floor, the magnificent principal suite provides a private and luxurious retreat away from the main living accommodation. The generously proportioned bedroom is particularly impressive, with multiple skylights creating a wonderful sense of light and space, while a fold-out balcony provides an opportunity to enjoy the far-reaching views across the surrounding area.

A dedicated fitted walk-in dressing room offers excellent storage and organisation, while the adjoining luxury wet room completes this exceptional suite, creating a superb private sanctuary within the home.









External Grounds, Gardens & Parking

The grounds surrounding Hill Top House are every bit as impressive as the accommodation itself and represent one of the property's most desirable features.

Set within a private gated plot of approximately one third of an acre, the beautifully landscaped gardens have been thoughtfully arranged to provide a wonderful combination of mature planting, established shrubbery, floral displays and extensive lawned areas. Generous patio terraces provide ideal spaces for outdoor dining, entertaining and relaxation, while the mature borders and herbaceous beds create an attractive setting throughout the seasons.

Enjoying a reassuring degree of privacy and not being directly overlooked, the gardens provide an exceptional outdoor environment for families and those who enjoy entertaining.

Accessed via impressive electric sliding gates, the substantial courtyard provides secure off-road parking for numerous vehicles, with a further garage offering additional secure parking and storage.

Tenure

Freehold

Council Tax

Local Authority - Wigan Council
Council Tax Band - G
Annual Council Tax - £3,585.99













TOTAL: 6218 sq. ft, 579 m2

LOWER GROUND FLOOR: 1579 sq. ft, 147 m2, GROUND FLOOR: 2755 sq. ft, 256 m2, FIRST FLOOR: 1222 sq. ft, 114 m2, SECOND FLOOR: 662 sq. ft, 62 m2
EXCLUDED AREAS: PORCH: 352 sq. ft, 33 m2, FIREPLACE: 12 sq. ft, 1 m2, OPEN TO BELOW: 17 sq. ft, 2 m2,
WALLS: 410 sq. ft, 36 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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