

REDPATH LEACH

ESTATE AGENTS

FEATURES

- Four/Five Bed Semi-Detached Home
- Highly Desirable Residential Location
- Circa 2,934 Square Feet of Living Space
- Stunning Standard of Presentation
- Two/Three Reception Rooms
- Open Plan Kitchen/Diner/Family Room
- Three Bath/Shower Rooms

MARKLAND HILL LANE, MARKLAND HILL

O/O £675,000














Greenwich Village
West 4 Street
Station
































NOAH











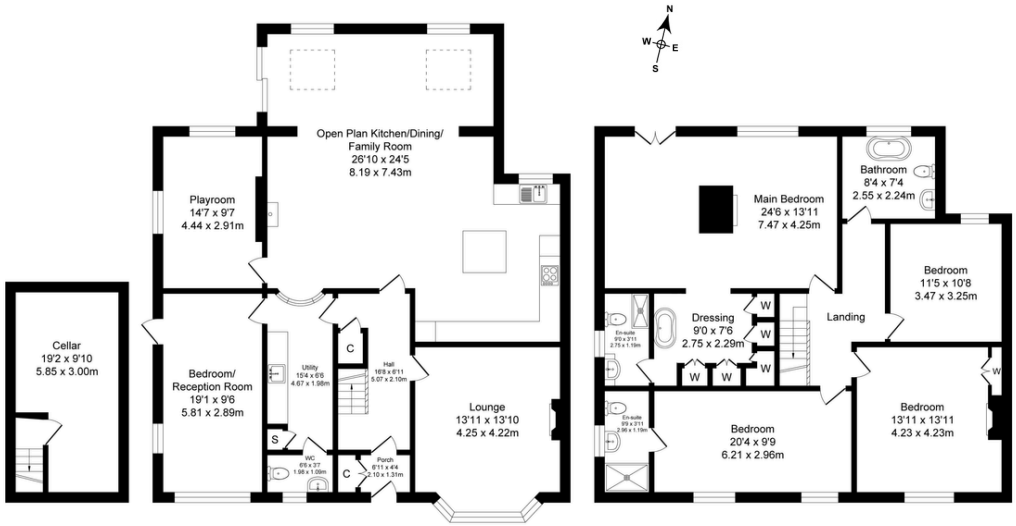




Markland Hill Lane, Markland Hill

Total Approx. Floor Area 2934 Sq.ft. (272.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar
Approx. Floor
Area 188 Sq.Ft
(17.5 Sq.M.)

Ground Floor
Approx. Floor
Area 1500 Sq.Ft
(139.4 Sq.M.)

First Floor
Approx. Floor
Area 1246 Sq.Ft
(115.8 Sq.M.)

All too infrequently, the market is graced with something that is quite unique: a home of distinction that is almost without compare in terms of its individuality and inimitability. 'Westella' is one such property, a quite sublime semi-detached residence situated along one of the area's premier lanes and enjoying a delightful position affording views of the stunning Doffcocker Lodge Nature Reserve and beyond towards Rivington Pike. Having been substantially extended and renovated to our clients' precise specification in recent years, the creation of this spectacular residence has been a real labour of love, with every feature of its design and layout having been carefully and thoughtfully considered. Through a combination of exacting standards, a keen eye for detail and the considered selection of the highest quality of fixtures, fittings and décor, our clients have created a supremely elegant and charming home which seamlessly marries the character and features of its traditional origins with all the modern appointments demanded in the 21st century. It is this care and affection which has ensured that a wonderful feeling of nostalgia has been retained, whilst introducing those accents of originality and panache demanded of an individual property and enveloping one's heart from the first step across the threshold.

The handsome faCade oozes curb appeal, yet is wonderfully understated, belying a home of truly impressive proportions which can only be appreciated by an internal inspection, extending to in excess of 2,934 square feet of living space in total, to include two/three separate reception rooms, four/five double bedrooms and three bath/shower rooms, as well as a breath-taking open plan kitchen/diner/family room: a feature which has consistently proven to head the list of requirements for the contemporary buyer.

As its address suggests, the property is situated within the highly desirable and sought-after locality of Markland Hill, widely acknowledged as one of the finest residential districts in the area, renowned for its diverse range of prestige and traditional homes and which has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a location to raise their family. The area benefits from a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque nature reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

One enters the accommodation via the porch and proceeds through into the gorgeous reception hallway with its stained-glass entrance and is immediately transported to a bygone era, its tiled flooring and grand staircase drawing the eye up to the first floor and providing a beautiful feature to greet any visitors. One proceeds through into the 13' formal lounge where character features are again in abundance, the bay window to the front elevation affording a great deal of natural light, whilst an effortlessly cosy ambience is created by the fireplace with its inset solid fuel burner, conjuring images of frosty winter evenings huddled around a roaring fire. A second 14' flexible reception room is presently utilised as a playroom for the smallest members of the household, but could be suitable for a plethora of purposes, including a study for those who require some space to work from home or a home cinema, with a projector and screen already conveniently installed. The hub of this home, however, is undoubtedly the magnificent 26' open plan kitchen/diner/family room, a quite spectacular creation which is the epitome of modern day living and the ultimate entertaining space able to accommodate even the most populous of gatherings, bathed in natural light via the abundance of windows and warmed by underfloor heating, as well as another solid-fuel burner to provide a crackling soundtrack to one's intimate dinner parties. A triumph of design and style, this wonderfully sociable environment provides designated areas for cooking, dining and relaxing, with the kitchen area being worthy of particular adulation, being fitted with an extensive range of bespoke two-tone wall and base units in with contrasting granite work surfaces, incorporating a central island and a host of integrated Gaggenau appliances, including dual ovens and warming drawers, induction hob with concealed extractor, microwave, coffee machine and dishwasher. A 13' utility room provides a handy space in which to keep the laundry out of view of unexpected visitors, whilst there is also a useful off-lying two-piece cloakroom/WC.

Our clients have recently further enhanced the property with a thoughtful conversion of the integral garage, adding additional flexibility to the accommodation and, given its proximity to the utility room and cloakroom, even offering annex potential should one be looking to cater for an elderly/disabled relative. This 19' space could be utilised for a plethora of alternative uses to suit one's lifestyle, such as a home gymnasium or treatment room, with convenient direct access to the side of the property.

Venturing up to the first floor, the state of impress continues with the attractive landing providing access to the four double bedrooms, all of which are bright and appealing. The sublime 24' principal bedroom would not look out of place within a boutique hotel, complete with a centralised chimney breast incorporating a recessed fire, the perfect accompaniment to a romantic evening, and a generous seating/nursery area in which to enjoy one's morning latte whilst enjoying the stunning far-reaching views via the 'Juliet' balcony. The en-suite dressing room benefits from plenty of built-in storage and is an ideal space in which to polish and preen before a night on the town, whilst there is also a sumptuous free-standing bathtub in which to relax with a glass of wine after a stressful day in the office. The private off-lying three-piece shower room has also been stylishly finished. The 20' second bedroom also enjoys private en-suite facilities – another three-piece shower room, which would be ideal for an older child or as a guest room, with the remainder of the family suitably spoiled by the main bathroom, which is beautifully appointed and fitted with a three-piece suite in classic white, comprising of WC, oversized vanity wash hand basin and free-standing bath with shower handset attachment.

Externally, the low-maintenance frontage is bordered by mature planting and provides off-road parking facilities for a number of vehicles, approached via electrically operated gates. Storage facilities are provided within the useful basement. The rear garden is equally easy to maintain, being mainly laid with artificial lawn where the youngsters can burn off their energy with a few games of football, whilst the adults keep a watchful eye from the contemporary louvered pergola, which could similarly be a perfect space in which to site a hot tub or bar – the perfect accessory to those impromptu barbecues and social gatherings.

We are confident that even the most discerning of buyers cannot fail to be impressed by the size, flexibility and quality of the accommodation on display, and which can only be appreciated by the internal inspection of this quite exceptional home.

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

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