



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Stunning Semi-Detached Residence
- Prime Residential Location
- Circa 2,422 Square Feet in Total
- Fabulous 28' Open Plan Living Space
- Four Double Bedrooms
- Four Bath/Shower Rooms
- Substantial Gardens & Attached Garage

ALBERT ROAD
WEST, HEATON

O/O £600,000



Albert Road West, Heaton



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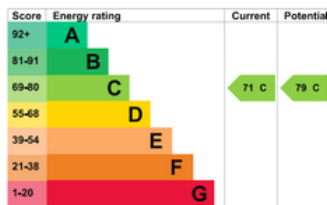
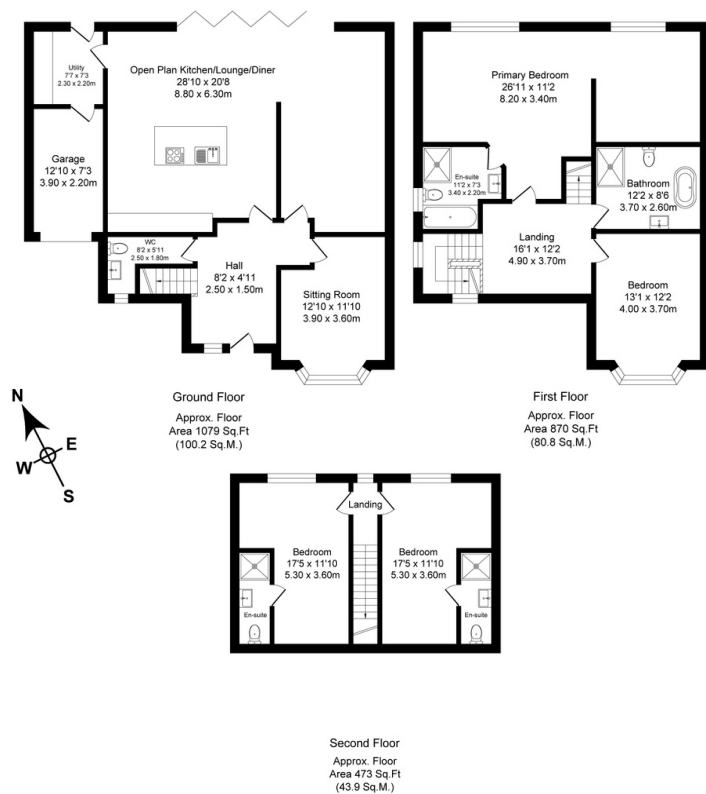
Albert Road West, Heaton



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Total Approx. Floor Area 2422 Sq.ft. (224.9 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.



Nestled at the heart of the highly desirable and sought-after locality of Heaton, there can be little doubt that this simply fabulous semi-detached period residence will be in extremely strong demand, presented to an extremely high standard throughout and having been skilfully and thoughtfully enhanced to provide truly impressive levels of space, with accommodation arranged over three inviting levels. This inspiring property has been thoroughly transformed in its recent history, having been comprehensively, yet sympathetically overhauled to create a home which is perfectly suited to the needs of modern-day living, yet retaining that much desired character and charm which is synonymous with its traditional origins. It is this care and affection which has ensured that a wonderful feeling of nostalgia has been retained, which envelope one's heart from the first step across the threshold. Amongst a host of salient points, perhaps the greatest triumph here has been the creation of a magnificent 28' open plan kitchen/diner/family room to the rear, a feature which has proven consistently to be particularly high up the list of most acquirer's must-have requirements when searching for their new home.

Widely acknowledged as one of the finest residential addresses in the area and within a district renowned for its diverse range of prestige and traditional homes, the locality 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 Markland Hill Primary School, which is within walking distance and rated outstanding by Ofsted, and the highly acclaimed Bolton School, broadly accepted 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 Doffcocker Lodge Nature Reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

The handsome façade oozes curb appeal, yet is wonderfully understated, belying a home of exceptional proportions which can only be appreciated by an internal inspection, extending to in excess of 2,420 square feet of living space in total: entering via the gorgeous reception hallway where one is immediately transported to a bygone era, its traditional Oak doors and character features providing a beautiful first impression to greet any visitors, whilst there is a handy off-lying two-piece cloakroom/WC. One proceeds through into the 12' formal lounge where character features are again in abundance, including parquet flooring and a stunning bay window to the front elevation which affords a great deal of natural light. 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. The hub of this home, however, is undoubtedly the splendid 28' 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 the natural light afforded by the bi-folding doors which provide the opportunity for one's guests to spill out onto the patio for an after-dinner cocktail or two in those warm summer evenings and combining the inside and outside areas perfectly. This wonderfully sociable environment provides designated areas for cooking, dining and relaxing, with the kitchen area being fitted with a range of wall and base units in duck egg blue with contrasting black granite work surfaces, including a central island incorporating a breakfast bar and a host of quality integrated appliances, including dual ovens, warming drawer, induction hob with concealed extractor, coffee machine and dishwasher. A useful utility room provides a handy space in which to keep the laundry out of view of unexpected visitors.

Venturing up to the first floor, the state of impress continues with the attractive landing providing access to two double bedrooms, including the superb 26' primary bedroom suite, which boasts a generously proportioned en-suite dressing room – an ideal space in which to polish and preen before a night on the town, whilst there is also a modern four-piece en-suite bathroom. The main bathroom is also positioned on this floor and is beautifully appointed, being fitted with a four-piece suite in classic white, comprising of WC, vanity wash hand basin, walk-in shower and a sumptuous free-standing bath in which to relax with candles and a glass of something sparkling after a stressful day in the office.

Up on the second floor, one will discover two further double bedrooms, both of which enjoy private en-suite shower rooms, which will be ideal for older children or when guests come to stay.

Externally, the front garden is mainly laid to lawn, with plenty of off-road parking facilities provided by the block-paved driveway, which also gives access to the attached single garage with internal electric car charging point. The vast rear garden cannot fail to impress, enjoying an excellent degree of privacy, being mainly laid to lawn and with planted borders, providing endless opportunity for the youngest members of the family to burn off their boundless energy in safety, perhaps with a few games of football, whilst the adults keep a watchful eye from the extensive porcelain tiled patio, which provides ample space to site a rattan sofa set, dining suite or perhaps a hot tub – the perfect accessory for those impromptu barbecues and social gatherings. Should one be looking for a taste of the good life, then the allotment area, complete with greenhouse, is similarly sure to score highly with those with a green fingered touch.

Homes within this highly sought-after location are rarely available for long and we would highly recommend an early inspection to avoid disappointment and to appreciate all that this beautiful property has to offer.

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