



*, The Highgrove*

Bolton



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Presenting this exquisite executive detached family home, situated in the prestigious 'The Highgrove' development in Heaton, Bolton. This stunning five-bedroom residence embodies luxury and contemporary elegance, with high-end finishes and meticulous attention to detail throughout.

Step into the expansive living room, where a striking in-wall aquarium and starlight LED ceiling lights create a lavish yet tranquil ambiance. The property features a spacious office, a sleek, fully fitted modern kitchen equipped with integrated NEFF appliances, and an open-plan dining and sitting area—perfect for hosting guests. Five generously sized double bedrooms provide ample space, with the master suite boasting a walk-in wardrobe and an en-suite bathroom. Additionally, a stylish modern shower room with a built-in TV, along with a convenient downstairs WC, adds to the home's practicality.

Further highlights include a utility room, an attached garage with generous proportions, and approved plans that has now lapsed - see planning reference 00489/17 to erect a single-story extension to the side and first floor extension to the side/rear including balcony to the rear and roof space accommodation, offering exciting potential for future expansion. Solar panels contribute to year-round energy efficiency, ensuring lower running costs and sustainable living.

The exterior is just as impressive, with a beautifully maintained rear garden offering panoramic views of Winter Hill and the surrounding countryside. The south-facing garden provides a private retreat with a blend of paved and lawned areas, framed by lush greenery. A paved path leads around the property to the front driveway, where a hot tub beneath a stylish gazebo invites relaxation. Thoughtfully placed wall-mounted lighting enhances the outdoor ambiance, making it ideal for evening entertaining. Additional outdoor space includes a side patio and lawn, along with a utility room accessible via double doors.

Completing this exceptional home are a Fujitsu air conditioning unit, a water purification filter, an outdoor tap for convenience, and a driveway accommodating up to four vehicles. Situated in a secure cul-de-sac, with privacy, luxury, and comfort in mind, this remarkable property is the perfect choice for discerning buyers seeking an upscale lifestyle in a highly sought-after location.



## *Tenure*

Leasehold

Lease Start Date

17 Dec 1995

Lease End Date

01 Apr 2990

Lease Term

999 years from 1 April 1991

Lease Term Remaining

965 years

## *Mobile Coverage*

EE - High

Vodafone - High

Three - High

O2 - High

## *Broadband*

Basic

16 Mbps

Superfast

55 Mbps

Ultrafast

1000 Mbps

## *Satellite / Fibre TV Availability*

BT - Yes

Sky - Yes

Virgin - Yes









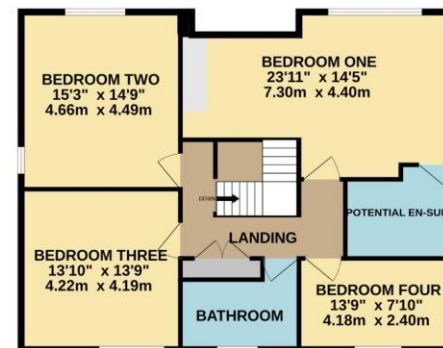
*EPC Rating - To be confirmed*



GROUND FLOOR  
2477 sq.ft. (230.1 sq.m.) approx.



1ST FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.



THE HIGHGROVE, HEATON, BOLTON. BL1 5PX

TOTAL FLOOR AREA : 3555 sq.ft. (330.3 sq.m.) approx.

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