Claves.

Millgate

Bolton, BL7 9UD

Offers over £550,000

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Sitting on a huge plot in the corner of a quiet cul-de-sac in a well-established and sought-after part of Egerton, this detached and extended property is a fantastic family home, with four good sized bedrooms including an impressive master suite, and an excellent amount of living space for the whole family. The property has recently undergone a modern renovation, and there are aspects of the property which still require cosmetic finishes.

The ground floor comprises an entrance hall, open plan kitchen, dining and living area, lounge, utility, downstairs WC/cloak, while upstairs is the master suite with walk-in dresser, wardrobe and en-suite, a family bathroom, spacious landing, and three more bedrooms. Externally the plot features a double drive, and to the rear is a huge garden which benefits from a lovely outlook onto neighbouring woodland.

Living Space

The house welcomes you into a central hallway which connects the living spaces and gives that lovely homely feel. To the left is the traditional lounge which features a log burner plus a floor to ceiling window and glass sliding door which frames the fabulous views at the back.

As well as the main lounge, this house boasts additional living spaces with the heart of the home being the open plan area comprising kitchen, dining and lounge area, all of which is finished to a contemporary standard. The island with breakfast bar here creates a superb social space – whether its everyday family life or hosting family and friends on special occasions.

Within the fitted kitchen is a range of integrated appliances including a fridge, freezer, dishwasher, double oven, warming drawer, microwave, five-plate induction hob with inset countertop extractor, and inset sink with drainer and matt black feature tap. Bifold glass doors create a bright and airy feel and allow you to enjoy more of the lovely green views, and adjacent to here is the utility, which is a great size with an extra sink and storage, plus plumbing for the washer and dryer.

The kitchen area continues into a second lounge area, which continues further to the dining area with another set of glass doors allowing plenty of natural light in. And before we head upstairs, another practical aspect of this generous family home is the downstairs WC/cloak – a staple for modern family life!

Bedrooms & Bathrooms

The master suite at this property is very impressive, with a vaulted ceiling, two Juliet balconies and a freestanding bathtub in the bedroom which create a luxurious modern feel. Beyond here is a large walk-in wardrobe and dressing area, which leads onto a spacious en-suite featuring tiling to the floor and walls, and a modern three-piece suite including walk-in shower, wash basin and WC.

The bathroom is well proportioned for family life and is also finished to stylish modern standards with tiling to the floor and walls, plus a comprehensive wash basin, WC, and storage unit, and bath with shower. The three other bedrooms are all good sizes which can accommodate double beds if required, and the landing is spacious too, allowing a 'work from home spot' with a lovely view!

Outside Space

In addition to the private drive at the front, to the rear is the huge garden which has heaps of potential. Immediately outside the property is a large terrace area, perfect for socialising in the summer months. The terrace sits next to a spacious lawn, which leads to what's currently used as a children's play area at the side of the property. Beyond this upper level, the garden expands to several lower levels with mature shrubbery and trees, which provide a great amount of space and potential.

Location

Millgate is a quiet cul-de-sac in Egerton which has a lovely leafy green kerb appeal where detached properties sit behind private drives and gardens. Its within close proximity to the amenities in Egerton, including a variety of pubs, cafes and restaurants. Bromley Cross is nearby too which offers a wider range of amenities and shops, as does the retail area of Astley Bridge just a few minutes in the car down Blackburn Road. Bromley Cross also benefits from a local train station with direct routes into Manchester.

A variety of good schooling is also in close proximity to the property, including Walmsley and Egerton primary schools, a plus selection of nurseries and good secondary schools. Egerton lies on the edge of the West Pennine Moors too, meaning there's plenty to do for the lovers of nature and the outdoors.

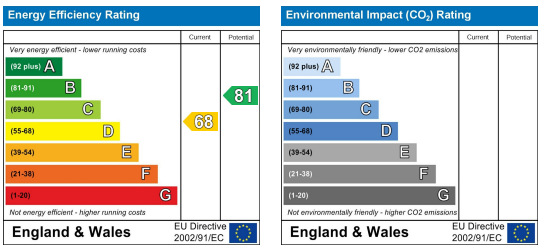
Specifics

The tax band is D.
The tenure is leasehold with a ground rent of £15 per annum.
The length of the lease is 999 years and began in the 1960s.
There is gas central heating with a Navien combi boiler located in the kitchen.

Area Map

Floor Plans

Energy Efficiency Graph



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