



Dobb Brow Road | Bolton





## Dobb Brow Road | Bolton



- No Chain
- Gated Property
- Modern Open Plan Kitchen
- Four Bedroom Detached
- Private Enclosed Garden
- Highly Sought After Location



An exceptional detached home sat behind private double gates, immaculately presented on one of the most highly sought after roads in Westhoughton. The accommodation in brief comprises of; Impressive central glass atrium entrance hall, formal dining room, living room with patio door access to the rear garden, a secondary living room to the other side of the property opens up through sliding doors to the dining kitchen and also has a retractable projector screen. Through into the bright orangery is a modern open plan dining kitchen with large central island and lounge which enjoys garden views. Also to this floor is a shower room and utility.





To the first floor is the master suite with balcony terrace overlooking the garden, a fitted dressing area and en-suite. The remaining three double bedrooms are all serviced by the four piece family bathroom.

Externally, there is off-road parking for up to five cars behind a double set of private gates. A lean to garage to the side of the property allows access to the rear garden. The rear garden is perfect for outdoor entertaining with a blend of stone paved patio terraces, decked areas and a well landscaped lawn. An outbuilding with electricity supply has the flexibility to be utilised for an array of function not limited to twin office space, gym or entertainment room.

Situated on a quiet desirable road in Westhoughton there is an array of amenities on the doorstep of the property including a range of popular schools, shops and motorway networks with the M61 being only short distance away allowing for easy commutes to Manchester City Centre, Leeds and The South.

Private viewing advised to appreciate what is on offer



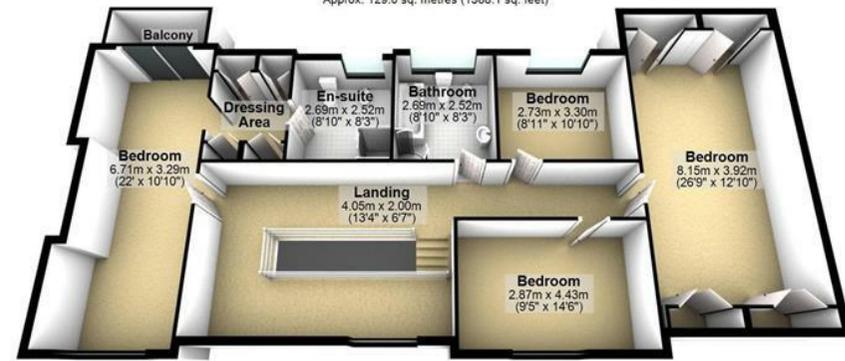
### Ground Floor

Approx. 227.6 sq. metres (2450.0 sq. feet)



### First Floor

Approx. 129.0 sq. metres (1388.1 sq. feet)



Total area: approx. 356.6 sq. metres (3838.1 sq. feet)

Dobb Brow Road  
Bolton  
BL5 2AZ

: £625,000  
Tenure: Leasehold  
Local Authority: Bolton Council  
EPC Rating: D



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