

NUMBER FOUR

Glentress News

HEATON





Just off New Hall Lane in Heaton, surrounded by a woodland backdrop, discover Number Four, Glentress Mews.

Park up on the driveway, where there is space for two cars, before making your way to the entrance of this delightful and unique link detached family home.

Step inside...

Step into the hallway, where luxury Karndean flooring extends underfoot complementing the elegant woodland themed wallpaper in shimmering silver and white.

Freshen up in the convenient cloakroom, located on the right; fitted with wash basin and WC.





Slip through the doorway ahead, where the flooring continues into the living room. Light serenades the space from the large sliding patio doors that leads to the conservatory.

Furniture is centered around a gas fire providing warmth and welcome, particularly in wintertime.





Enjoy garden views, whatever the season, in the large and sunny conservatory, nestled off both the living room and kitchen.

Perfect for entertaining, there's plenty space here for a sitting and dining area. Spill outside in the summer months and enjoy barbecues and alfresco dining with family and friends.

Continue the loop through the second set of patio doors into the breakfast kitchen.







Oak units to both elevations provide ample space for all your culinary essentials. A contrasting dark laminate worktop comes out at an angle to form a handy breakfast bar. ideal for casual dining.

Integrated within the units are, dual electric ovens, a 5-ring gas hob with stainless steel extractor above, plumbing for a washing machine, an integrated dishwasher and space for an American Fridge/ freezer with ice dispenser.

A stainless steel sink and drainer sits below one of the two windows looking out over the side aspect, with splashback tiling in grey and turquoise hues.

Tucked away in a separate utility room, further storage cabinets can be found below a second sink. There's access directly from the garden off here too.



Just off the kitchen, sneak a peek at the sitting room. A multifunctional space perfect as a snug, music room, play room or office, Ideal for those working from home, this carpeted and bright room overlooks the front driveway, allowing you to keep an eye out for parcels and important deliveries while you work. Built-in cupboards provide extra space for storage for multiple purposes.



Returning to the entrance hall, take the spindled, carpeted staircase to the first-floor landing, where four bedrooms lie in store.

To the left, discover the master bedroom, a capacious and bright bedroom, carpeted and with elegant grey and yellow wall finishes.

A wall of built-in mirrored wardrobes provides plentiful storage for all your clothing and other essentials, along with matching bedside drawers and dressing table.



Freshen up in the large modern ensuite, tiled in cream, and featuring a large walk-in shower, WC and matching vanity wash basin and storage cupboard in a walnut gloss finish.

Contemporary fittings and a heated towel rail complete the look.



Overlooking the rear, leafy trees greet you through the large window of the second double bedroom. Fully fitted with grey wardrobes, drawers, dressing table and overhead storage, blue and grey walls team with the grey carpeting for a cosy feel.

Peep through to the ensuite where a shower, white gloss vanity sink and WC are on hand.



Two further bedrooms lie to the rear of the house, overlooking the woodland beyond the rear garden.

The third bedroom, a double comes with built-in wardrobes, bedside drawers and overhead storage.

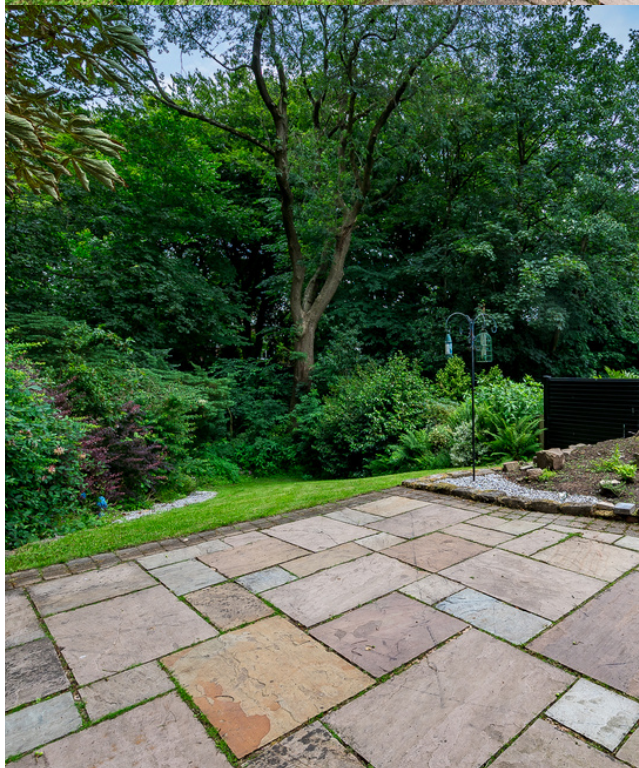
The fourth bedroom, a single comes decorated in stripes of yellow and brown with matching floral wallcovering. There's room here for a single bed, drawers and wardrobes too.



Serving the bedrooms, a four-piece family bathroom contains a panelled bath, wash basin, WC and bidet, light and bright courtesy of two leaded windows that look over the front aspect.

Original cream tiling coats the walls complementing the Karndean flooring.





Ideal for families outdoors as well as in, returning downstairs, step outside and into the lush green garden.

Soak up the sunshine on the patio area that sweeps around the rear and side of the home. Beyond, an expansive lawn stretches down, lined by mature trees and borders.

Enjoy barbecues with family and friends, or take a stroll down in the woodland glade to the bottom of the garden. Perfect for hide and seek, ball games and the simple delights of sitting with the newspaper or a glass of wine, private and not overlooked.



Out and about

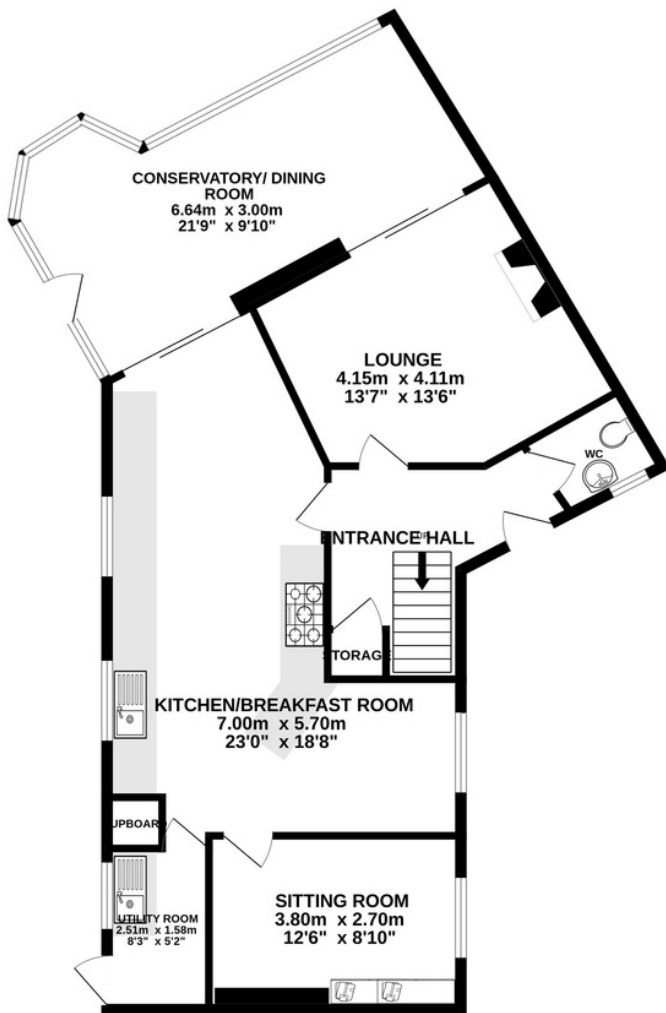
Set in one of the most sought-after residential areas of Bolton, No. 4 Glentress Mews is so convenient for those looking to commute. Within easy reach of the ring road, the M61 is only two miles away.

Travel by rail into Manchester from Lostock Station, only a 15-minute walk away with its regular services delivering you into the city centre in roughly 20 minutes.

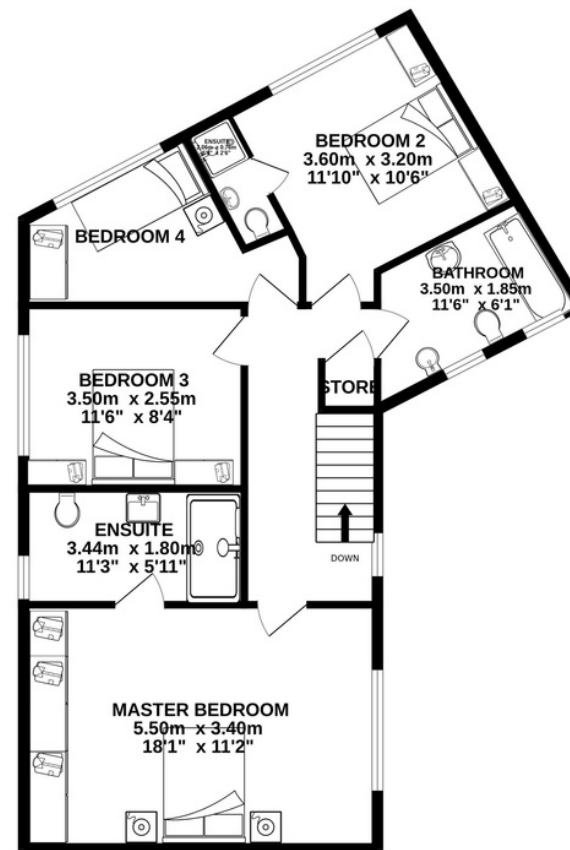
Bolton town centre is a mere three miles away, whilst Middlebrook Retail Park with its many shops, eateries and cinemas is only two miles away.

Families are perfectly placed, only walking distance from the independent and highly acclaimed Bolton School, whilst the highly-rated Markland Hill Primary School is also close by.

GROUND FLOOR



FIRST FLOOR



Enjoy dinner out at the nearby Retreat or Victoria Inn, and within a ten-minute walk of home, whilst Bob's Smithy is also in easy reach.

Stretch your legs and enjoy the fresh air with a walk to the nearby Doffcocker Lodge nature reserve, whilst 20 minutes' walk finds you on the West Pennine Moors in the direction of Winter Hill and Rivington Pike.

Pick up all your essentials from the local off licence and shop, ten minutes' walk away. Of course, all the larger supermarkets are only a short drive away.

FEATURES:

- EXECUTIVE LINK DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- FOUR BEDROOMS (TWO ENSUITE)
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- BREAKFAST KITCHEN WITH BREAKFAST BAR & SNUG
- GROUND FLOOR WC PLUS UTILITY ROOM
- DRIVEWAY PARKING FOR 2 CARS
- LARGE REAR GARDEN WITH WOODLAND BACKDROP
- TENURE: FREEHOLD
- EPC RATING: D
- COUNCIL TAX BAND: E

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		



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