



THREEWAYS

HEATON



A WARM WELCOME

Set back upon the corner of the prestigious Victoria Road and Stapleton Avenue, the three peaked gables of Threeways House stand out proudly.

Soft curves and straight lines combine in red brick splendour, as the original features of this art deco home make their first appearance.

Plenty of parking for all the family on the driveway beyond the gated entrance, with a spacious double garage also on hand for that prized motor.

Head for the striking archway atrium, with its leaded windows and glazed double doors which invite the light inside.

Hang your coat, stash your scarves and other accessories and place your shoes in the mirrored, fitted cupboard with its array of hanging space and shelving - the perfect storage solution for those who like a tidy entrance. Here as in so many areas in this family home traditional elements, in keeping with the heritage of the house, mingle with contemporary conveniences.





SERENE SPACES

Ahead, a stunning stained glass, leaded door leads through into the homely entrance hall.

Warmth permeates this space, particularly when the sun shines through the original stained and leaded glass windows, to create a welcoming mood. Glazed, French double doors leading out to the rear garden also draw in the light to create an open, bright atrium.

Immediately, the character of Threeways House reveals itself in the original art deco effect of the wood panelled elevations, decorative plate rack and ornate coving. Open the panelling to reveal a handy guest WC.

At Threeways House, you can enjoy a choice of three unique sitting rooms, each with their own distinct ambience.

Step through the first door on your right and into the summery embrace of the lounge. South facing, this room is bathed in sunlight all day long.

Light and spacious, dressed in refreshing blue tones, where better to gather with the family for chatter and cheer?

Overlooking the impeccably manicured side lawn, the double-glazed, solid-wood leaded bay window is a modern addition kept sympathetic to the era of the home, while two original leaded lights look out towards the rear garden.

Tall ceilings add an extra level of spaciousness to this sociable room, which also features a carved wooden fireplace, set within a marble hearth. 'Stoke up' the coal-effect, living-flame electric fire as the sun begins to fade.



ENTERTAIN WITH EASE

Slip through the glazed, leaded double doors and into the formal dining room next door.

Solid wood flooring shines beneath the sunlight which streams in through two sides of this room. With so much of the room given over to glass, enjoy your Sunday roast with views out to the lush garden beyond. On summer days, open the side door and enjoy an evening meal al fresco.

Perfect for special occasions and entertaining friends - a jewelled chandelier overhead adds an air of grandeur.

Returning to the entrance hall, open the first door to the left to reveal a cosy sitting room. With its carved wooden fire surround and patterned tiling, the fireplace is an immediate focal point.

Snuggle up on the sofa on those chilly winter evenings, in front of the living flame fire, with a favourite book and glass of wine.

Beyond the colourful, leaded curve of the bay window, a screen of trees in the distance maintains the peaceful privacy of this relaxing room.

Bring along your hearty appetite as we step next door, into the true hub of the home; the light and bright family dining kitchen.





RUSTIC CHIC

Sitting centrally at the heart of the home, between the original side of Threeways on the right and the modern extension to the left, the kitchen exemplifies this home's motif of merging past with present.

Exposed beams to the ceiling blend with the wooden lintel atop the double oven, with gas hob, recessed into the original chimney alcove.

A range of freestanding wooden dressers and sideboards create a French farmhouse feel before the whitewash of the walls.

Homely and mouth-watering in its traditional charm, the modern touches are subtle and serve to complement the rustic appeal whilst adding to the ease of contemporary cooking. Overhead, inset spotlights add to the natural lighting flowing in through the leaded bay window, which frames verdant views over the garden. Plumbing is also on hand for your dishwasher, with ample space for all the other essential appliances. Glistening tiling extends underfoot.

A door to the opposite side of the kitchen opens into an inner hall, where a conveniently situated utility room opens up across the way.

Storage central; a treasure of over and under cupboards and drawers are the perfect place to stash your culinary accessories, cleaning items and more. There is also a good-sized sink set into the worktops, with plumbing for a washing machine and dryer. So spacious, there is even a fitted breakfast bar.

From the hallway, another door provides internal access to the double garage which has additional storage in its roof and an electrically-controlled up and over door.



AN EXTRAORDINARY SPACE

But the pièce de résistance in this Annexe wing of Threeways House is the stunningly sociable third lounge

With French double doors opening out onto the rear garden, this enormous space is the ultimate entertaining arena and is currently used as a games room (much to the delight of the children).

Plenty of entertainment for the grown-ups too; note the spot-lit, wood-panelled drinks bar with fitted shelving in the corner.

Return to the Annexe hallway and take the cast iron spiral staircase up to the Threeways House's secluded guest suite.

So spacious, with tall ceilings and stunning views overlooking the gardens below, save this room for your VIP guests. French doors open to reveal a Juliet balcony, for that perfect Shakespearean moment. Or simply a morning cuppa with an idyllic view.

Sneak a peek at the spacious en-suite bathroom. Tastefully tiled in maroon and cream, with a wood-panelled bath with overhead shower, this room of refreshment is as functional as it is indulgent. Sink back in the bath beneath the light of the Velux window; perfect privacy as the clouds pass by.

Annex-tra idea...

Such a versatile collection of rooms, why not consider creating an annex apartment?

Ideal for dependent relatives or perhaps even older offspring returning from university and craving their independence.

With separate access available to both the garage and games room, this 'left wing' could easily become accommodation in its own right, should the need arise.





SWEET DREAMS

Returning to the main entrance hall, take the wood panelled staircase up to the large landing, where light streams down through the stained, leaded window, another stunning original of Threeways House. Wood panelling and a decorative dado rail also add an air of old school opulence.

Above the lounge, discover the master bedroom. Light, airy and so private; an encirclement of tall trees preserves your privacy perfectly from beyond the bay window.

Traditional lighting sconces on the wall sit beside both the large bay window to the side and the leaded window towards the front. Two more windows overlook the rear creating a constant sense of light. Place your dressing table beneath the bay window and enjoy radiant views of the garden as you prepare for the day.

Fitted wardrobes with hanging and shelving space are an added bonus.

Nestled above the sitting room, this master bedroom overlooks the flat terrace of the dining room, space that offers scope for an additional en-suite should you desire, subject to the relevant permissions.

Next door, bedroom four overlooks the front and side gardens; a cosy single. Work from home? With its peaceful prospect, in-built fully-shelved cupboard and light nature, this room could make an excellent office



RELAX AND UNWIND

An en-suite treat awaits the new occupant of the bedroom next door. Bedroom two, a bountifully-sized bay-fronted room decorated in soft putty tones and crisp white, intersected by a classic picture rail, looks out towards the leafy canopy of trees to the front.

Stash your finest clothes in the fitted wardrobes, with space to hang your suits and dresses, alongside shelving and top boxes.

Sneak a peek at your en-suite shower room, tiled and decorated in peaches and cream, accessorised with a fitted mirror amply illuminated by the inset ceiling spotlight.

Discover bedroom number three, peaceful and secluded. Rest a while in the window seat with a favourite book and lose track of the hours in happy solitude. This spacious single will delight children, with its hidden storage beneath the window seat. Perfect for hiding their treasures!

A fitted vanity unit containing a sink and storage also makes this bedroom ideal for guests and visiting family, affording them their own privacy.

Ready for a refreshing change?

Step inside the luxury, five-piece-suite, family bathroom. Soothe the senses in this spacious room of relaxation, tiled in varied tones of on-trend grey and white.

Spritz away the sleep from your eyes in the spacious, multi-jet, walk-in shower. For a more leisurely bathing experience, soak away the stresses and strains of modern life in the king-size corner bath, before swathing yourself in a warm, clean towel, fresh from the contemporary-chrome heated rail.

An illuminated mirror also adorns this bathroom, in addition to a sculpted wash basin, bidet and WC.





GLORIOUS GARDENS

Time to explore the expanse of green that envelops Threeways House...

Enjoy long summer evenings, barbecuing on the patioed area at the rear of the house, your privacy closely guarded by a flank of tall trees.

Securely fenced, slip through a gate and around to the spacious side garden, adorned with its own crazy-paved terrace.

Enjoy your morning coffee on the patio at the rear, before drifting to the south-facing side garden, where the sun remains until early evening.

Striped, emerald lawn is ideal for children and pets, separated from the terrace by flourishing and well maintained borders of seasonal planting.

Wrapping the garden up in a ribbon of spring colour are magenta blossom Rhododendrons and the vibrant yellow festoons of laburnum.



A WARM WELCOME

Step out of the front door and find yourself in the esteemed neighbourhood of Heaton, Bolton.

For a growing family with children, you couldn't be better placed, with easy access to all the major rail and road links and best of all, the independent and prestigious Bolton School, and for your younger ones, Clewards Nursery and Preparatory School.

Enjoy weekend hikes with the family; from the front door, turn right and then left at the traffic lights and carry on walking to discover the Pennine Way. Walk up Winter Hill and enjoy the views, or explore the ornamental gardens of Rivington Pike, itself only a two-minute drive away.

Treat yourself to a thirst-quencher at the locally renowned Fanny's, only five minutes' walk from your doorstep, or the Bob Smithy, just ten minutes' around the corner.

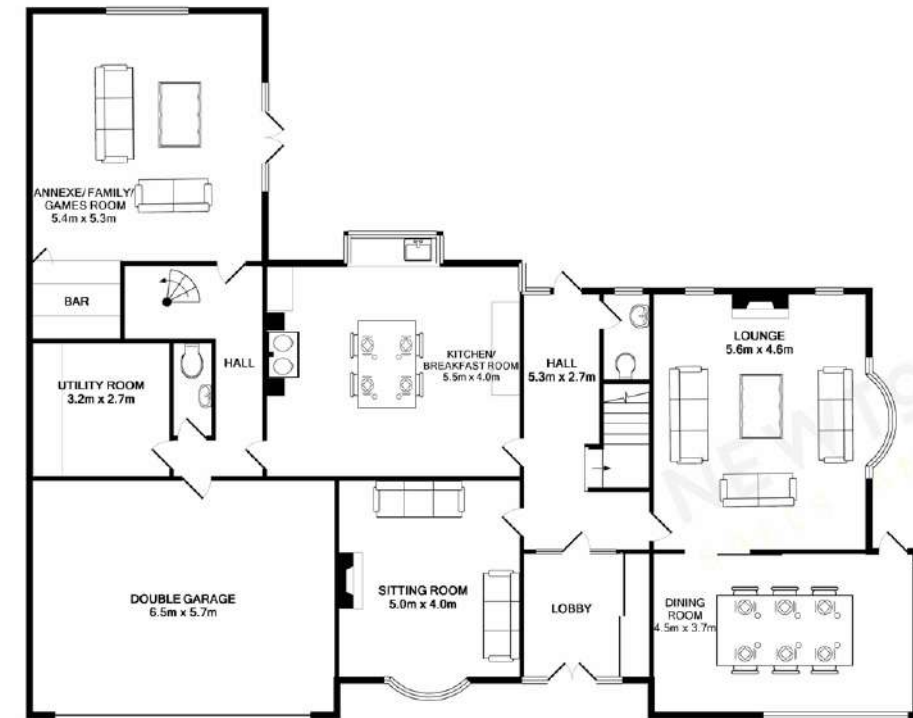
Middlebrook Retail and Leisure Park is only five minutes' drive away. From groceries to clothes, furniture to cinema and bowling trips - Middlebrook is well-stocked for all your day-trip needs.

For special occasions and splurges, why not treat the family to dinner at The Retreat on Chorley New Road, a delectable bar and restaurant only 15 minutes' walk (or a five minute taxi!).

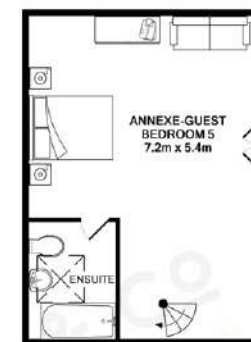
For leisure and exercise, why not perfect your backhand at the Markland Hill Tennis Club, just along the road from Threeways House?

With so much to see and do locally, you'll be ready for the embrace that welcomes you home to Threeways House.

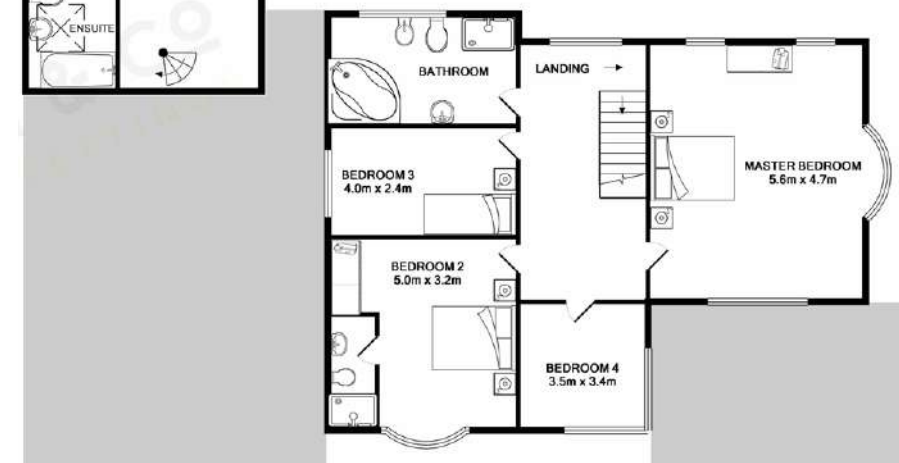
Why wait? To start making memories that will last a lifetime, book your viewing for Threeways House today.



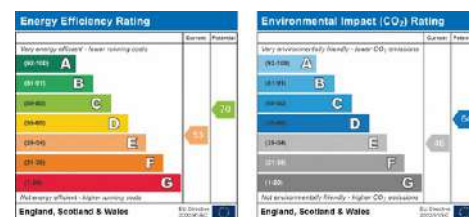
GROUND FLOOR
APPROX 196.9 SQ.M. (2119 SQ.FT.)



TOTAL APPROX. FLOOR AREA 318.8 SQ.M. (3431 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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FIRST FLOOR
APPROX 121.9 SQ.M. (1312 SQ.FT.)



FINER DETAILS

- Full of character
- So much space inside and out
- Leasehold property
- Perfect for a growing family
- EPC Rated E



THREEWAYS
HEATON

presented by

NEWTON & CO
SIGNATURE HOMES

To view Threeways
Call Sam on 01204 329975
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