



**MILLSTONE ROAD**  
HEATON



Nestled within the tranquil embrace of nature, discover Number 66 Millstone Road, offering a breath-taking panorama revealing unobstructed views of the serene Doffcocker Lodge.

Elegantly furnished and extended at the rear, this three-bedroom mews presents a versatile retro/Scandinavian ambiance, thoughtfully modernized with bespoke elements and tastefully repurposed materials, showcasing a well-considered and creative approach.





For easy entry to this beautiful home, you can conveniently park on the rear driveway in front of the garage. From there, meander through the rear garden or choose the picturesque path around the lush green communal lawns, guiding you towards Doffcocker Lodge. This expansive shared garden, stretching from the front, contributes to an enhanced sense of openness, creating a communal retreat that enriches the overall ambiance. As you approach, your attention will be captivated by the teal-coloured front entrance door, elegantly framed by a Georgian-style door surround.



On the ground floor's front side, you'll find the inviting living room. Bathed in natural light from the expansive window offering picturesque views of the lodge, this modernised property features a neutral décor, making it move-in ready. The cork flooring complements the bright white walls, creating a welcoming and airy atmosphere.









Transition seamlessly into the expansive open-plan kitchen/diner, which owing to a well thought out lighting plan presents a versatile space for cooking, socialising and relaxing. Sustainable living is at the heart of the kitchen, with a professionally reclaimed African teak wood worktop transformed from school desks and an eye catching set of vintage bank drawers repurposed as unique kitchen storage. Blended with bespoke handleless white cabinets this results in a fresh modern aesthetic complimented by the cork flooring.

Unity is formed through the Nordic black pendant lights which are in harmony with the Hansgrohe black tap and Stoves chimney hood. This adds a sleek touch against the backdrop of the coordinating stainless steel appliances - a Rangemaster Kitchener oven, sink and Miele fridge freezer.





Above, a large exposed RSJ beam spans the width, enhancing the retro aesthetic. A wall of sliding black aluminium doors and windows leads from the dining area to the garden, amplifying the connection with the outdoors. The extension is flooded with natural light, courtesy of rooflights, creating an open and airy atmosphere. Adding to the charm, the extension features a modular living green roof designed to enhance both the aesthetic appeal and functionality.



Returning to the lounge, ascend the staircase to reach the first floor, where three bedrooms are ready to welcome you. At the front of the house, you'll find the main double bedroom. Adorned with white walls and a plush creamy beige carpet, this bedroom offers an ideal retreat for a restful night's sleep.

Enhancing the room's ambiance, a generously sized window overlooks Doffcocker Lodge, filling the space with natural light. Ample storage options are provided by fitted wardrobes, overbed cupboards, fitted wall lights, and a dressing table with drawers and a mirror.







Situated towards the rear of the residence, you'll find a second double bedroom. This space boasts a neutral décor, presenting a blank canvas for the incoming owner to infuse their personal style and preferences, truly making it their own.



The third bedroom, adorned in a white colour scheme and featuring a striped carpet, is situated at the front of the house, offering captivating views of the garden and Doffcocker Lodge.





Facilitating the bedrooms, there is a well-appointed three-piece bathroom. It comprises a WC, a pedestal washbasin, and a bath equipped with a shower overhead and a protective glazed screen.

The bathroom exhibits a stylish design, featuring green tiles and a distinctive band at dado height, complemented by white tiling above.





## THE GARDEN

Turning your attention to the back of the house, the emphasis on nature continues with the living green roof, a vibrant tapestry that replaces conventional tiles. Beyond this innovative touch, the private paved south facing patio is a sanctuary of greenery, a secluded haven that mirrors the tranquillity of a holiday retreat. Convenient gates at the rear of the garden provide access to the garage and driveway, completing this harmonious blend of nature and practicality.



# OUT & ABOUT

Nestled in the heart of Heaton, this enchanting home offers effortless access to a myriad of conveniences. Nature enthusiasts will delight in the proximity to Doffcocker Lodge, just a stone's throw away, inviting leisurely strolls amidst natural beauty. For a delightful local experience, the Heaton Coffee Shop is a mere five-minute walk

Families will find this location exceptionally advantageous, with the esteemed Markland Hill and St Thomas of Canterbury primary schools within easy reach. The entrances to Bolton & Cleveland Private schools are also nearby. Commuters will value the strategic positioning between Bolton and Lostock train stations, facilitating journeys both north and south, complemented by convenient access to the M61 Motorway network. Furthermore, Middlebrook, boasting an array of supermarkets, shops, and amenities, is a mere mile and a half away.

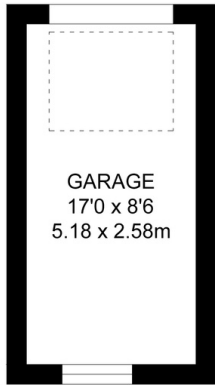
The unique combination of privacy and proximity to amenities makes Millstone Road an ideal choice, especially for those seeking a downsized and serene lifestyle. With the feeling of being on a perpetual holiday, this house offers the perfect blend of seclusion and convenience, presenting a rare opportunity to embrace a life surrounded by nature without sacrificing the comforts of modern living.



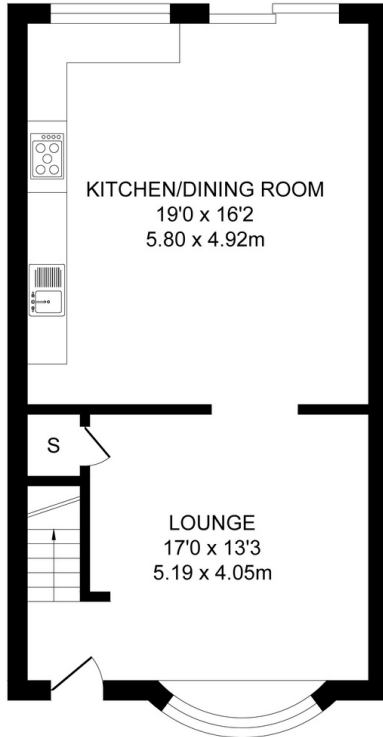




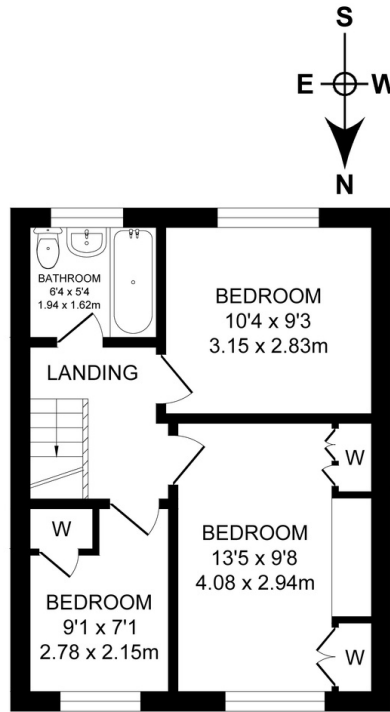




**GARAGE**  
 APPROX. FLOOR  
 AREA 13.3 SQ.M  
 (143 SQ.FT.)



**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 52.9 SQ.M  
 (569 SQ.FT.)



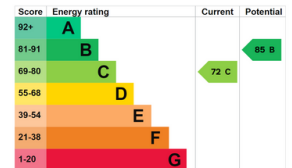
**FIRST FLOOR**  
 APPROX. FLOOR  
 AREA 36.6 SQ.M  
 (394 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 102.8 SQ.M. (1106 SQ.FT.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor all measurements are approximate and no responsibility is taken for any error.

**FINER DETAILS:**

- BEAUTIFULLY EXTENDED MEWS PROPERTY
- FABULOUS OPEN VIEWS OF DOFFCOCKER LODGE
- NOT OVERLOOKED TO BOTH THE FRONT & REAR
- THREE BEDROOMS
- LARGE BESPOKE OPEN PLAN KITCHEN/ DINER WITH LIVING GREEN ROOF EXTENSION
- BEAUTIFULLY PRESENTED TO A HIGH STANDARD THROUGHOUT
- GARAGE & DRIVEWAY
- SOUGHT AFTER AREA
- HIGH REGARDED SCHOOLS
- TENURE: LEASEHOLD
- GROUND RENT: £25 PER YEAR
- LENGTH LEFT ON LEASE: 900 +
- EPC RATED: C
- COUNCIL TAX BAND: C



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