

HEATHERLANDS

Chorley New Rd



188 CHORLEY NEW ROAD

FOR SPACIOUS FAMILY LIVING IN ONE OF HEATON'S MOST SOUGHT-AFTER POSTCODES, LOOK NO FURTHER THAN HEATHERLANDS, CHORLEY NEW ROAD.

FOLLOW THE PAVED PATHWAY PAST THE FLOURISHING FRONT GARDEN TO REACH THE GRAND FRONT ENTRANCE DOOR TO THIS INCREDIBLY SPACIOUS SEVEN-BEDROOMED FAMILY HOME.







A WARM WELCOME

STASH YOUR OUTERWEAR, IN THE PORCH WHERE ORIGINAL TILING BENEATH FOOT WELCOMES YOU HOME.

IMMEDIATELY SENSE THE GRANDEUR OF THIS FABULOUS HOME AS YOU STEP THROUGH THE DOUBLE DOORS INTO AN OPULENT AND WELCOMING HALLWAY WITH TRADITIONAL CORNICING, HIGH CEILINGS AND NEUTRALLY-TONED WALLS.





SPACIOUS LIVING

HEAD LEFT TO DISCOVER AN OVERLY SPACIOUS YET SUMPTUOUSLY COSY RECEPTION ROOM.

LOOK OUT THROUGH A LARGE BAY WINDOW OVER THE LUSH FRONT GARDEN.

A GAS FIRE SET ON A MARBLE HEARTH PROVIDES A WARMING FOCAL POINT TO CENTRE YOUR FURNITURE AROUND, PERFECT FOR THOSE WINTER MONTHS.

TWO CHANDELIERS SET IN THE ORNATELY DECORATED CEILING TWINKLE ABOVE THE SOFT COSY CREAMY CARPET.







OPPOSITE HERE, A SECOND RECEPTION ROOM IS FLOODED WITH LIGHT COURTESY OF A LARGE SOUTH-FACING BAY WINDOW AND SIDE WINDOW.

CHANDELIER LIGHTING ABOVE INSTILS A SENSE OF GRANDEUR TO THIS MULTI-FUNCTIONAL SPACE, WITH A GAS FIRE SET WITHIN A STONE SURROUND, EXUDING WARMTH AND WELCOME TO ALL WITHIN.





CULINARY DELIGHTS

TO THE REAR, DISCOVER THE CULINARY HEART OF THE HOME, A HANDMADE COUNTRY STYLE KITCHEN.

BRIGHT AND AIRY, A COMBINATION OF CALMING DÉCOR, GENEROUS GLAZING AND NATURAL LIGHT MAKE THIS SPACE FEEL SO OPEN.

SLATE TILING TO THE FLOOR BLENDS PERFECTLY WITH THE NEUTRAL TONES OF THE WALLS.

GREY WORKTOPS SIT ABOVE A RANGE OF DRAWERS AND UNITS WITH TRADITIONAL CUPBOARD HANDLES COMPLETING THE LOOK.

A FREE-STANDING RANGEMASTER COOKER WITH SIX GAS RINGS DOUBLE OVEN AND GRILL SITS TO ONE SIDE WITH A BLACK SPLASHBACK AND EXTRACTOR ABOVE PROVIDING A WARMING FOCAL POINT TO THE SPACE.

OTHER INTEGRATED APPLIANCES INCLUDE A DISHWASHER, FRIDGE AND FREEZER, WHILST A BELFAST SINK SITS BENEATH THE WINDOW, WITH ITS GLORIOUS OUTLOOK OVER THE REAR GARDEN.





FROM THE KITCHEN, STEP DIRECTLY INTO THE UTILITY, FROM WHERE YOU HAVE ACCESS TO THE MOST PRACTICAL AREAS OF THE HOME. FITTED TO MATCH THE KITCHEN, THIS IDEAL PREP KITCHEN COME LAUNDRY ROOM INCLUDES A STAINLESS STEEL DOUBLE SINK, BUILT-IN ELECTRIC OVEN WITH 4-RING GAS HOB ABOVE, PLUMBING FOR YOUR WASHING MACHINE TUMBLE DRYER AND SPACE FOR A FREE STANDING FRIDGE/FREEZER.

A REALLY USEFUL SPACE WHERE YOU CAN DRIVE INTO THE REAR GARAGE OR DRIVEWAY AFTER A SHOPPING TRIP AND TAKE THE FOOD DIRECTLY THROUGH THE DOOR OF THE UTILITY INTO THE KITCHEN –NO NEED TO TRAIPE THROUGH THE WHOLE HOUSE.





FINE FEASTING

JUST OFF THE OTHER END OF THE KITCHEN, DISCOVER A LUXURIOUS AND SPACIOUS DINING ROOM THAT EXUDES ELEGANCE.

GENEROUSLY PROPORTIONED, HIGH CEILINGS CREATE AN AIR OF OPENNESS AND SOPHISTICATION, WITH A LARGE BAY WINDOW, BATHING THE SPACE IN NATURAL LIGHT.

THE WALLS ARE PAINTED IN A NEUTRAL COLOUR THAT COMPLEMENTS THE DETAILS IN THE CEILING.

CENTERED ON ONE OF THE WALLS, YOU'LL FIND A MARBLE FIREPLACE THAT SERVES AS A WARMING FOCAL POINT.

POLISHED FLOORING ADDS TO THE ROOM'S GRANDEUR TO PRESENT AN INVITING AND REFINED SPACE WHERE GUESTS CAN ENJOY MEMORABLE DINING EXPERIENCES AND LINGER IN THE COMPANY OF GOOD FRIENDS AND FAMILY.





SERVING THE GROUND FLOOR IS A NEWLY FITTED CONTEMPORARY SHOWER ROOM TILED IN SLEEK GREY.

THE SPACE FEATURES A WHITE WC ALONGSIDE A CHIC VANITY WASH BASIN, COMPLETE WITH GREY DRAWERS BELOW, A BIDET ADDS AN EXTRA TOUCH OF COMFORT, AND A DOUBLE WALK-IN SHOWER, WITH GLAZED SCREEN.



AND SO TO BED . . .

TAKE THE SOFTLY CARPETED, ORNATE OAK SPINDLED STAIRCASE UP TO THE FIRST FLOOR AND EMERGE ONTO AN OPEN AND SPACIOUS LANDING, WHERE A BEAUTIFULLY DETAILED ORIGINAL STAINED GLASS WINDOW DRAWS IN LIGHT FROM OUTSIDE.

FOUR, OF THE INCREDIBLE, SEVEN BEDROOMS AWAIT ON THIS LEVEL, EACH SHOWCASING THE CHARACTER AND GRACE OF THE PERIOD HOME.







SOAK & SLEEP

THE MASTER SUITE OFFERS AMPLE SPACE FOR A KING-SIZE BED WITH SPACE FOR A SITTING AREA, IDEAL FOR RELAXATION AND UNWINDING. A LARGE, PICTURESQUE WINDOW FRAMES VIEWS OF THE TREELINED FRONT FLOODING THE SPACE WITH LIGHT.





PEEP THROUGH TO THE ENSUITE
SHOWER ROOM COMPLETE WITH WC,
VANITY WASH BASIN AND SEPARATE
SHOWER ENCLOSURE WITH GLAZED
SCREEN.



THE SECOND BEDROOM IS CURRENTLY UTILISED AS A SPACIOUS OFFICE SPACE. WITH ITS HIGH CEILINGS, A LARGE BAY WINDOW OFFERING SCENIC VIEWS OF THE FRONT GARDEN, AND POLISHED FLOORING, THE ROOM EXUDES AN INSPIRING AMBIANCE. A GAS FIREPLACE WITH TIMBER SURROUND ADDS TIMELESS CHARM AND WARMTH.





ACROSS THE LANDING, ONE OF THE UNIQUE FEATURES OF THIS HOME IS A SECONDARY KITCHEN OFFERING AN IDEAL ANNEXE FOR GUESTS, IN-LAWS, OR FAMILY MEMBERS SEEKING THEIR OWN PRIVATE SPACE. THIS VERSATILE THIRD BEDROOM IS DESIGNED WITH RELAXATION IN MIND, FEATURING TASTEFUL NEUTRAL DÉCOR AND GENEROUS NATURAL LIGHT, CREATING A WELCOMING AMBIANCE. A NOTABLE FEATURE OF THIS ANNEX BEDROOM & KITCHEN IS ITS DIRECT ACCESS TO A PRIVATE FIRE ESCAPE STAIRCASE, PROVIDING AN ADDITIONAL LAYER OF INDEPENDENCE.



SANDWICHED BETWEEN BEDROOMS ONE AND TWO, BEDROOM FOUR PROVIDES A VERSATILE CANVAS FOR YOUR IMAGINATION TO FLOURISH. WHETHER IT BECOMES A COSY NURSERY FILLED WITH TENDER LOVE OR AN EFFICIENT OFFICE SPACE BRIMMING WITH PRODUCTIVITY, THIS ROOM IS SURE TO SERVE ITS PURPOSE WITH CHARM AND FUNCTIONALITY, ADDING AN ELEMENT OF COSINESS AND ADAPTABILITY TO YOUR HOME.





AT THE END OF THE LANDING DISCOVER A 5-PIECE TRADITIONAL BATHROOM, WHERE TIMELESS ELEGANCE AND CLASSIC CHARM TAKE CENTRE STAGE.

SINK INTO LUXURY IN THE ROLL-TOP BATH, WHERE ELEGANTLY DESIGNED BLACK LEGS ADD A TOUCH OF SOPHISTICATION. THE BLACK AND BROWN TILES FURTHER ENHANCE THE TRADITIONAL AESTHETIC, CREATING A RICH AND INVITING AMBIANCE THAT EXUDES WARMTH AND BEAUTY.

THIS WELL-APPOINTED BATHROOM ALSO INCLUDES A TRADITIONAL WC, BIDET, PEDESTAL WASH BASIN, TRADITIONAL TOWEL RAIL AND SEPARATE SHOWER ENCLOSURE.





ASCENDING TO THE SECOND FLOOR, YOU'LL DISCOVER THREE MORE DOUBLE BEDROOMS THAT OFFER AMPLE VERSATILE SPACES TO SUIT YOUR LIFESTYLE NEEDS.

AT THE END OF THE LANDING IS A SPACIOUS STORAGE ROOM TOO.





TO THE LEFT, BEDROOM FIVE FEATURES BUILT-IN DOUBLE WARDROBES IN A PINE FINISH, PROVIDING AMPLE STORAGE SPACE FOR ALL YOUR BELONGINGS, ENSURING A CLUTTER-FREE AND ORGANIZED ENVIRONMENT.

A VANITY SINK IS NESTLED WITHIN THE ROOM, OFFERING ADDED CONVENIENCE ON THIS SECOND FLOOR LEVEL.

ACROSS THE WAY, BEDROOM SIX FEATURES ORIGINAL BEAMS SHAPING THE ROOFLINE. ALSO WITH BUILT-IN CUPBOARDS, NATURAL LIGHT FLOODS THE ROOM THROUGH A LARGE WINDOW TO THE FRONT ELEVATION OF THE HOME







NEXT DOOR, THE SEVENTH BEDROOM BOASTS TWO WINDOWS THAT LOOK OUT OVER THE SIDE ELEVATION, FILLING THE SPACE WITH NATURAL LIGHT.

WITH ITS EXPOSED BEAMS, AND WALK-IN CUPBOARD, THIS LOFT-LEVEL BEDROOM IS A PERFECT MULTI-FUNCTIONAL SPACE.

HEATHERLANDS EMBRACES THE CONCEPT OF MULTI-PURPOSE LIVING, OFFERING ENDLESS POSSIBILITIES TO CATER TO YOUR FAMILY'S NEEDS AND PREFERENCES. THE POTENTIAL FOR DEVELOPING ADDITIONAL ENSUITE BATHROOMS ADDS TO THE APPEAL, ENSURING THAT THIS RESIDENCE CAN GROW AND EVOLVE WITH YOU OVER TIME.



STEP OUTSIDE

STEP OUTSIDE THE UTILITY DOOR OR SIDE PORCH AND EXPLORE THE PRIVATE WALLED REAR GARDEN. A NEATLY MOVED LAWN PROVIDES SPACE FOR CHILDREN OR PETS TO PLAY AND A PAVED PATIO LEADS RIGHT AROUND TO THE FRONT OF THE PROPERTY.

A GATED DRIVEWAY, ACCESSED OFF DEVONSHIRE ROAD PROVIDES PARKING FOR THREE VEHICLES ALONGSIDE TWO LARGER THAN AVERAGE DOUBLE GARAGES (WITH POWER) PROVIDING SUFFICIENT TO SECURE PARKING FOR FOUR VEHICLES.

THE BASEMENT LEVEL OF THE HOME OFFERS ADDITIONAL STORAGE OPTIONS IN THE THREE CELLAR ROOMS.





LOCATED IN HEATON'S PREMIER AREA, ONCE BRIMMING WITH MILL OWNERS' MANSIONS, ENJOY THE PEACE AND PRIVACY OF HEATHERLANDS, WITH ALL THE CONVENIENCE OF COMMUTER LINKS ON YOUR DOORSTEP.

ACCESS THE NEARBY CITIES WITH EASE, WITH SPEEDY ACCESS TO THE M61, M60 ORBITAL, AND LOCAL RAILWAY LINKS; WITH THE MAIN SCOTLAND-TO-EUSTON RAIL LINK PASSING THROUGH BOLTON AND WITH LINKS TO MANCHESTER AIRPORT.

PICK UP ALL YOUR ESSENTIALS AT THE MIDDLEBROOK RETAIL PARK, ONLY A FEW MINUTES' DRIVE FROM THE DOOR, HOST TO SUPERMARKETS AND CINEMAS AS WELL AS RESTAURANTS AND A BOWLING ALLEY.

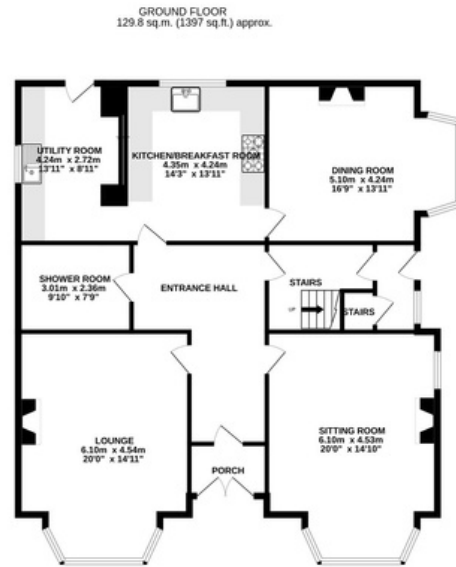
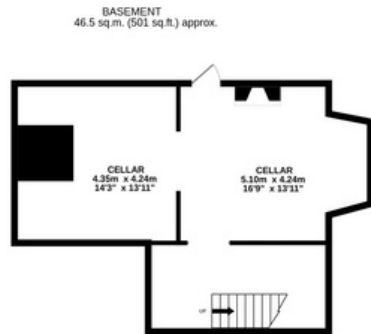
BOLTON CITY CENTRE IS CLOSE BY, TEEMING WITH SHOPS, CAFES AND MUSEUMS ALONGSIDE ALL THE AMENITIES YOU COULD NEED.

FAMILIES COULD NOT BE BETTER LOCATED FOR THEIR EDUCATION NEEDS, WITH THE RENOWNED, INDEPENDENT BOLTON SCHOOL A MERE 100 YARDS FROM THE DOOR. NUMEROUS OTHER QUALITY SCHOOLS ARE ALSO AVAILABLE NEARBY.

DINE OUT AT THE RETREAT, A POPULAR RESTAURANT JUST A SHORT WALK FROM NO. 188. FOR A WIDER SELECTION OF CUISINES, MANCHESTER WITH ALL ITS COSMOPOLITAN OFFERINGS CAN BE REACHED WITHIN AROUND 12 MINUTES OUTSIDE OF RUSH HOUR.







TOTAL FLOOR AREA : 392.0 sq.m. (4219 sq.ft.) approx.

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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FINER DETAILS:

- INCREDIBLY SPACIOUS PERIOD DETACHED FAMILY HOME
- VERSATILE LAYOUT WITH FIRST FLOOR ANNEX BEDROOM WITH ITS OWN KITCHEN
- SEVEN DOUBLE BEDROOMS
- THREE BATHROOMS (ONE ENSUITE)
- THREE LARGE RECEPTION ROOMS
- SPACIOUS FRONT & REAR GARDENS
- TWO DOUBLE GARAGES FOR 4 CARS & GATED DRIVEWAY FOR THREE CARS
- TOTAL FLOOR SPACE APPROX 4220 SQ. FT.
- EPC RATED: E
- TENURE: FREEHOLD
- COUNCIL TAX BAND: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		



CHORLEY NEW RD. BOLTON, BL1 5AA

" SURPRISINGLY PRIVATE GIVEN ITS ACCESSIBLE LOCATION, 188 CHORLEY
NEW ROAD OFFERS A SPACIOUS, WARM AND WELCOMING PERIOD
FAMILY HOME WITH GREAT VERSATILITY AND ANNEX POTENTIAL "

NEWTON & CO

T: 01204 329975

E: INFO@NEWTONCO.CO.UK

WWW.NEWTONCO.CO.UK

NEWTON & CO: 237A DARWEN RD, BROMLEY CROSS, BL7 9NS