



INDEPENDENT ESTATE AGENTS

Montcliffe House, Georges Lane, Horwich, Bolton, Lancashire,

BL6 6RS

£1,200,000

FOR SALE

A large detached home enjoying an excellent semi-rural location and offering stunning views of the surrounding countryside yet retaining brilliant access towards nearby transport links and shops/schools. Please check out the virtual tour. For further details please contact our office.



- SUPERB SEMI RURAL LOCATION
- GREAT VIEWS OF SURROUNDING COUNTRYSIDE
- A1 ACCESS TO SURROUNDING COUNTRYSIDE
- CLOSE TO BOLTON SCHOOL BUS ROUTE
- 2 LARGE INTEGRAL GARAGES IN ADDITION TO PLENTIFUL PARKING

- MAINLINE TRAIN STATION APPROXIMATELY 3.5 MILES
- JUNCTION 6, M61 APPROXIMATELY 3.5 MILES
- MANCHESTER COMMUTER BELT
- GENEROUS ROOM PROPORTIONS THROUGHOUT
- MIDDLEBROOK RETAIL AND LEISURE PARK, APPROXIMATELY 3.5 MILES

MONTCLIFFE HOUSE, GEORGES LANE, HORWICH, BOLTON, LANCASHIRE, BL6 6RS

The Home:

A large dwelling of just over 4200 square feet and located in a superb area which strikes a wonderful balance between a location offering rural surroundings with convenient access to motorway, train, shops and schools and this strong feature attracts many people to settle within this immediate vicinity. The current owners have found the property to suit their growing family perfectly with the benefit of large bedroom proportions and a variety of reception rooms. Now the children are flying the nest Montcliffe House is ready for its next growing family to enjoy the size and environment on offer. For people not intimately knowledgeable about the area, the landmarks of Rivington Pike and the mast at Winter Hill are well known and this dwelling is nestled within the hills along the road providing access to The Pike and The Mast itself. A particularly prominent feature is the impressive entrance hall with grand staircase which leads to a significant landing with large window overlooking the rear garden and towards the surrounding moors.

The sellers inform us that the property is Freehold

Council Tax Band G - £3628.51

THE AREA

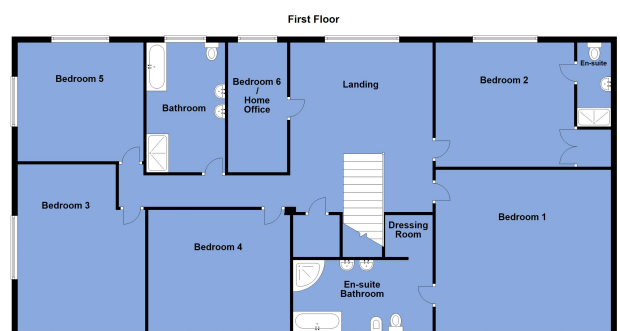
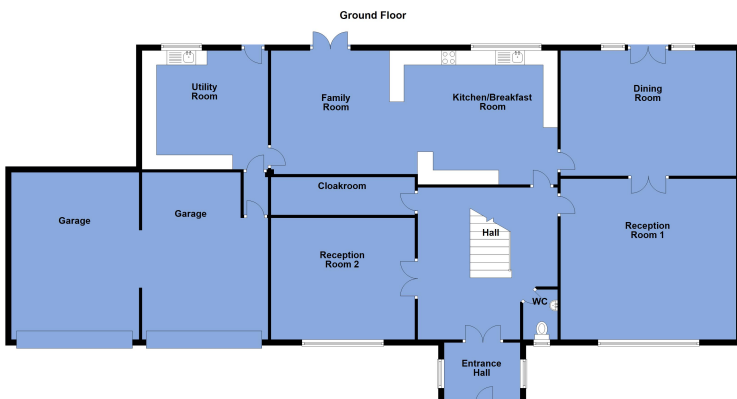
The Area:

Montcliffe House is an excellent semi-rural retreat and is positioned at the foot of the West Pennine Moors yet is remarkably well placed for excellent transport links including junction 6 of the M61 and Horwich Parkway train station which both link to Manchester and are approximately 3.5 miles away. The location provides a great sense of open space and allows the owners to be immersed in the impressive countryside environment. Many people who live within the area comment on the enviable ability to work in and around Manchester city centre and yet retreat in the evening to enjoy the open hills and moors.

In terms of retail opportunities, Horwich town centre which is just under 1.5 miles away and plays host to a vast array of largely independently owned shops and services. These commercial outlets go hand in hand with those at the Middlebrook retail development closed to the afore-mentioned train station which includes a cinema, gym and large supermarkets etc.... That said, many locals consider Manchester and the Trafford Centre as an appropriate distance to shop and socialise.

The area, it is served by a number of sports and racquet clubs.

Education/Childcare facilities are available from nursery through to six form and it is also important to note that the bus route to Bolton School runs at the end of Georges Lane and the school itself is just under four miles away.



ROOM DESCRIPTIONS

Ground Floor

Entrance

8' 6" x 6' 6" (2.59m x 1.98m) Windows to either side, hardwood door with glazing. Quarry tile finish to the floor. Double glass panel doors that open to the main entrance hall.

Hall

15' 11" x 17' 2" (4.85m x 5.23m) Impressive feature staircase and natural light. Front facing window. Access into a large store room ideal for outdoor coats and shoes etc...

Cloakroom

3' 10" x 6' 6" (1.17m x 1.98m) Front facing window. Two piece suite with white wc and hand basin.

Reception Room 1

13' 10" x 15' 11" (4.22m x 4.85m) Front window overlooking the excellent private front garden and also finished with contemporary electric fire.

Reception Room 2

19' 9" x 18' 3" (6.02m x 5.56m) Finished with gas fire. Solid stone fireplace. Front window overlooking private garden.

Reception Room 3

19' 3" x 13' 8" (5.87m x 4.17m) This room can be accessed either from the kitchen or reception room 2. Overlooking the rear garden and views to the left towards Rivington Pike. Extensive storage to one wall.

Kitchen

32' 7" x 15' 1" (9.93m x 4.60m) Open plan kitchen and living area. Rear doors and rear window to the garden. Flooring by Karndean. Wall and base units to the kitchen in a light wood grain. Granite surfaces. Space for American style fridge freezer with appropriate plumbing. Integral double oven, dishwasher. The living area has doors opening onto the garden and pleasant views and access into a large utility room.

Utility Room

14' 4" x 13' 1" (4.37m x 3.99m) Rear door and window. Nice views and fully loaded with plenty of storage and space for appliances. The room houses the gas central heating boiler. There is an inner hall from the integral garage and utility room.

Garage Area 1

14' 7" x 18' 9" (4.44m x 5.72m) In two zones (see plan for shape) Fitted storage, electric meter and consumer unit. Electric up and over door. Access into the second garage area. Plumbing for hot and cold water and sink.

Garage Area 2

Electric up and over door. Pitched roof within this area. Further lighting, rear facing window.

First Floor

Landing/Reception Area

16' x 18' 10" (4.88m x 5.74m) Large feature window to the rear with the excellent views.

Master Suite

Large bedroom with excellent views.

En-Suite Bathroom

15' 10" x 8' 1" (4.83m x 2.46m) Three front facing windows. Stunning en suite recently fitted.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 