

— THE MILLER METCALFE —

Collection

Issue 4 | October 2019

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Bonfires,
Pumpkins,
Food,
Fireworks,
and more inside...

With you every step of the way!



A WEALTH OF EXPERTISE ON YOUR DOORSTEP

I specialise in providing face-to-face wealth management advice that is tailored to reflect individual circumstances. Placing you at the heart of everything I do, I am committed to building and sustaining long-term relationships based on trust, superior service and the quality of my initial and ongoing advice.

I can help you throughout your various life stages, providing a comprehensive range of financial solutions to address a multitude of needs and objectives. This includes investment, retirement, tax and estate planning. My experience is that everyone has their own personal concerns, responsibilities and ambitions, and that the solutions that work for one simply would not work for another.

Contact me for further information.

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The title 'Partner' is the marketing term used to describe St. James's Place representatives.



Welcome TO THE COLLECTION

Hello and Welcome to the fourth edition of 'The Collection', our Autumn issue.


As promised, we have introduced more new features. So, whether you are buying, selling or just browsing, we are the property professionals you can trust to get you moving.

I'm very pleased to report that property listings and sales continue to be very buoyant throughout the Summer and into Autumn.

The launch of our new marketing programme "with you every step of the way" has been a resounding success. As a result we have more applicants and more stock for sale than ever before

There is a lot more to the marketing and selling of houses than just cheap fees that so many agents offer. Unrivalled customer service can't be achieved that way. Vendors look for the reassurance of service and support to get you the best possible price and with the least amount of hassle. Here at Miller Metcalfe we are proud of our commitment to service and as a result almost 50% of our listings come from "word of mouth" or we've used you before.

For those of you who want to take a deeper dive into the North West property market I would recommend you read Rightmove's report [HERE](#).

Coverage across the North West continues to expand significantly into new areas across Burnley, Blackburn, Oldham, Rochdale, Salford, Media City and Warrington where we are already well known as Miller Metcalfe Surveyors. It's a natural progression for our Estate Agency to follow where we are the most trusted Surveyor and Valuers with a 5* Rating  **Trustpilot** and throughout England and Wales.

To find your nearest location go to millermetcalfe.co.uk or check out our [Home Moving Guide](#).

We will get you moving as soon as you are ready; our SAME OR NEXT DAY valuation is proving very popular with vendors. It is all about us living up to our philosophy of meeting, and exceeding, our customer expectations. Test us and [BOOK A VALUATION](#) today!

Our multi-channel marketing is proving to give vendors an unrivalled platform to showcase their property.

Our website millermetcalfe.co.uk receives an average of over 5,000 views per day*. The Collection is also published to a data base in excess of 60,000 and supported by extensive activity on Social Media, so vendors can be confident their property is marketed to the widest audience of buyers.

Rest assured in the knowledge that our advice is always tailored and transparent, with local market knowledge from our extensive network ensuring clients receive the best possible information whatever their needs.

With exciting content, interactive features and easy to navigate hyperlinks to our properties and partners, we hope you will enjoy the experience of reading 'The Collection'.

If you love 'The Collection' as much as we do and want to keep updated on our next edition, you can subscribe [here](#).

A handwritten signature in black ink that reads "John". The script is fluid and cursive.

John Fletcher
Owner & CEO

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THE GREATEST
THREAT TO OUR

Planet

IS THE BELIEF THAT SOMEONE ELSE WILL

save it!





Miller Metcalfe for Life Beyond our Backyard

Our customers are at the centre of everything we do and we're passionate and dedicated to providing customer excellence at every step of your journey!

We are proud of the outstanding way in which we invest and engage with our people. As a result of they are driven and focused on providing customers inside and out with an outstanding Miller Metcalfe experience.

OUR WIDER WORLD VALUES

Our ethos and what's important to us as a business goes beyond the service we provide and our local community.

Miller Metcalfe supports sustainability and worldwide environmental and wildlife charities.

At Miller Metcalfe we believe it is crucial to protect and preserve our global home.

We have a responsibility to our world, to preserve and maintain our habitat and live in harmony with our environment.

It is of paramount importance to understand what we can do locally to make an impact globally.

It's our world
Like it, Live it, Love it



WELCOME TO

Bolton

Bolton is a town in Greater Manchester in North West England. A former mill town, Bolton has been a production centre for textiles since Flemish weavers settled in the area in the 14th century, introducing a wool and cotton-weaving tradition.





SALTERGATE CLOSE

BOLTON

PRICE

**OFFERS OVER
£200,000**



Well presented three bedroom detached family home. Situated in a very pleasant cul-de-sac position on a small residential development being conveniently placed for easy access to the motorway network. Accommodation briefly comprises of an entrance porch, open plan lounge with spindled staircase off, arched doorway to dining room, fitted kitchen, and a conservatory. To the first floor there are three bedrooms, the second bedroom having fitted furniture and attractive four piece family bathroom. Externally there is a driveway providing off road parking and leading to a garage. Neatly presented gardens to the front and rear. Heated by a gas fired central heating system and double glazing. Offered with no chain and viewing is highly recommended.





SMITHILLS DEAN ROAD

BOLTON



PRICE

£1,200,000



Being surrounded by some of Lancashire's most stunning open countryside, Tippet House is a breath-taking detached stone built home of the highest calibre that offers exceptionally well proportioned, highly versatile living space and extensive parking, coupled by fabulous landscaped grounds and awe inspiring views that simply must be viewed to be fully appreciated. This magnificent and highly individual home combines a sense of rustic period charm coupled with high specification modern features, situated with beautiful private surrounding with spectacular open countryside right on the doorstep. The location, although appreciating a feeling of rural seclusion is in fact within easy access to a host of amenities including well renowned public and private schooling and is also well placed for major transport links, making it ideal for those looking to commute. Rarely do homes of this size and quality come to the market in locations such as this and an early internal viewing is strongly recommended to avoid disappointment.



 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)



Seasonal Colour Palette

FOR AUTUMN 2019

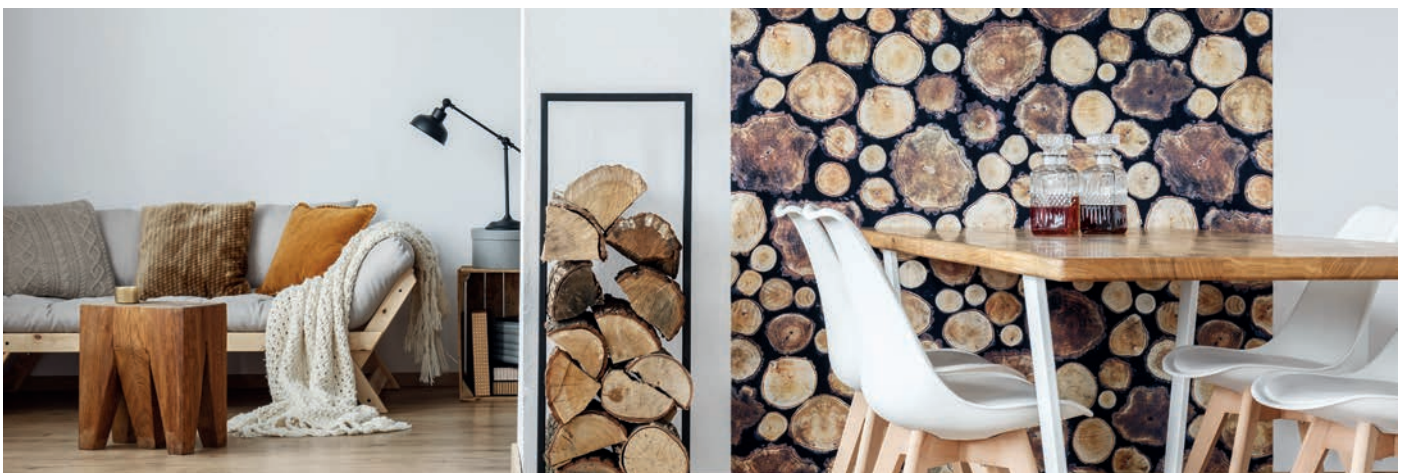


WITH AUTUMN CREEPING UP ON US IT'S AN IDEAL TIME TO REVISIT THE INTERIOR STYLING OF YOUR HOME.

AUTUMN COLOURS

This season, florals and well-loved plaids are taking centre stage. Anything big, bold and patterned – “Have fun and show a bit of your eclectic personality with a mix of patterns,” says interior designer Elin Hermansson at Ikea.

Besides patterns, this season also empowers contrast in textiles and materials – Metals and wood, animal prints and marble paired with luxurious textiles to give that chill of autumn a kick and keep your home feeling warm.



ADD TEXTURE WITH THROWS

While minimalistic and classic designs work brilliantly for the summer, even the most elegant of Chesterfield sofas benefit from a softer treatment as autumn draws in. Add throws and blankets in warm tones to introduce a textural and colourful home update for autumn.

Easily swapped as the seasons change, try mustard, marsala and copper coloured textiles to please the eye in the autumn months. These seasonal shades have enduring appeal, so they can be stowed for reuse year after year.

PLAY WITH PATTERNS

Checks, tartan and tweed are all time-old patterns that are perfect home updates for autumn. Indulgent velvet is a cossetting choice (as the sofa from Willow & Hall above shows) and woven from soft and cosy wool, herringbone knits are also ideal autumn style updates, such as this Harris Tweed Leather Dalmore midi sofa with bracken herringbone print.

Whether applied in rugs, cushions or blankets, these patterns add interest while also offering a welcome warming function. These home updates for autumn are particularly useful in properties that boast lofty, high ceilings, which could make the space slower to heat.

Autumn is also the time when outdoor pursuits become muddier and messier. This makes it essential to have an orderly and stylish boot room available, keeping the rest of the home clean. Discover the boot room essentials for easy autumn living.



"THE EASIEST WAY TO UPDATE YOUR HOME WITH THE SEASONS? TEXTILES. THEY'RE AFFORDABLE AND CAN BE USED IN SO MANY WAYS."

- Elin Hermansson, IKEA interior designer

9 HINTS AND TIPS ON

How to Stay Eco-Friendly



WANT TO LIVE A MORE ECO-CONSCIOUS LIFE BUT NOT SURE WHERE TO START, OR WHETHER YOUR EFFORTS WILL EVEN MAKE A DIFFERENCE? GOING GREEN CAN SOMETIMES SEEM OVERWHELMING, AND IT'S EASY TO THINK THAT UNLESS YOU'RE GOING FULL-SCALE ZERO-WASTE-PRODUCING ECO-WARRIOR, THERE'S NO POINT REALLY BOTHERING.

Think about it this way, though: If we all started taking more small steps, between us, that would make a difference – and like most things, it starts at home.

So aside from recycling, what else can you do to make your home a little greener?

1. DON'T LEAVE EVERYTHING ON STANDBY MODE

It can seem like a nuisance when somebody keeps turning everything off at the plug, but did you know that appliances can still be draining energy even when they're not in use if they're left plugged into a live socket? So do the environment a favour and break the habit of leaving everything on standby. (The Solar Centre says the average household could save £30 a year doing this too.)

2. LIMIT YOUR LAUNDRY

OK, no one's suggesting you let your hygiene slip, but unless a longer hot wash is absolutely necessary, use your washing machine's cool option on a short cycle when doing your laundry, and only put clothes through the wash if they absolutely need it. Small marks can sometimes be sponged off, and things like woollens and jeans really don't need washing very often – try airing your clothes to freshen them up between washes.



3. THINK CAREFULLY ABOUT WHAT YOU'RE BUYING

Could you be more mindful with your purchases – perhaps buying new things less often, enabling you to spend a little more on sustainably-produced goods that are made to last?

"Sustainability starts with not consuming. Ask yourself if you really need what you think you need," says TV interior designer Naomi Cleaver, who's teamed up with Moda (modaliving.com) on projects to help revolutionise city centre living across the UK. "Look on websites like Freecycle and eBay (plus charity shops) before you buy anything. There are lots of sharing websites and apps popping up enabling you to hire household equipment, such as occasionally-used tools, so you don't have to buy them. Only buy things for your home that, to paraphrase William Morris, you love and will endure years of use, as well as passing trends."

4. GET CRAFTY

And on that note, getting in touch with your crafty, creative side could help you buy less too (and discover a stress-busting pastime in the process). "Learn how to make things, like cushion covers and draft excluders – which will cut your heating bills too – out of no longer worn clothes," suggests Cleaver.

5. DON'T JUST CHUCK THINGS OUT

Tend to automatically chuck things away if they stop working or break, and get an upgrade? It's always worth considering whether it's fixable first. "Learn how to repair things. Take courses in DIY if you need some skills, or to brush up existing ones. People too often throw items out when a simple fix is all that's needed," says Cleaver. (And if you're not up to the job, there'll probably be a local handy-person who is.)

6. GROW YOUR OWN HERBS

Grow-your-own is a great way to reduce some of the packaging waste those grocery shops produce – and a few herbs is a great place to start. Why? Because all you'll need are a few pots and a suitable windowsill, and once you see how rewarding that feels, you never know, it might inspire a whole veg box or patch in the garden!

7. UPGRADE TO MORE ENERGY-EFFICIENT APPLIANCES

Are your energy bills sky-high? And your fridge-freezer/tumble-dryer/boiler a little archaic? Then that'll probably be why. Modern appliance ranges include far more energy-efficient designs, so it's worthwhile considering whether a more planet-friendly (and purse-friendly in the longer term) upgrade is due.

As solar light specialists, The Solar Centre (thesolarcentre.co.uk) notes: 'You could save as much as £240 a year by installing a more efficient boiler. While the initial cost may seem daunting, it'll work out as more cost efficient over the years.'

8. BE AN INSULATION PRO

Look for any opportunity to keep warm without having to resort to cranking up the central heating or chucking coal on the fire. As well as the 'big jobs', like double glazing and ensuring your walls and loft are well insulated, consider whether heat's being lost up unused chimneys (you can get them blocked), draughty doors and 'cold' décor – if you've got exposed flooring, laying some rugs, and having snuggly throws and cushions on your sofas and chairs will help you keep cosy.

9. INVEST IN SOLAR

Getting solar panels can be good news for the planet, by helping significantly reduce carbon emissions, and your household energy bills. As The Solar Centre highlights: 'While there's a huge initial cost to install solar panels, you can save about £800 a year once installation's been completed'.





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When it comes to buying, selling or letting we thrive on our dynamic approach and our ability to think differently.

We understand that selling or letting your property is more than just recommending an asking price and marketing it to buyers and tenants. Our team are on hand to manage your move expertly from start to finish. Most importantly, we understand the value of keeping promises and exceeding expectations.

[BOOK YOUR VALUATION](#)

**THINKING OF MOVING?
WE'RE WITH YOU**

*every step
of the way*



CONTACT YOUR LOCAL BRANCH TO FIND OUT HOW MUCH YOUR PROPERTY IS WORTH OR VISIT [MILLERMETCALFE.CO.UK](https://www.millermetcalf.co.uk) FOR YOUR INSTANT ONLINE VALUATION

WELCOME TO

Bury

Bury is a town in Greater Manchester, England, on the River Irwell, east of Bolton and North-West of Manchester. Bury is known for its open-air Bury Market and the traditional local dish, black pudding. The Manchester Metrolink tram system has a terminal in the town.



1914
1915

TO THE MEMORIAL OF
OF "BURY" WHO GAVE TO
LIVES IN THE BAZAR IN

1914
1915





LIDDINGTON HALL DRIVE RAMSBOTTOM, BURY

PRICE

OIRO £450,000



Deceptively spacious five bedroom detached family home set on the popular Whittingham Drive estate. This extended property is within walking distance to Ramsbottom centre and within catchment to popular local schools. The property offers two reception rooms, five double bedrooms and a large extended kitchen. Externally the property is garden fronted, driveway parking for two cars, integral double garage and a large rear garden. The property briefly comprises of entrance hall, downstairs wc, lounge, dining room, kitchen and double integral garage to the ground floor. To the first floor there are five double bedrooms one with en-suite and a family bathroom. This really is a must view!





CHATTERTON ROAD

RAMSBOTTOM, BURY



PRICE
£190,000

This beautifully presented two bedroom end stone terrace property situated in a popular location, close by to all local amenities, transport networks and schools. Ideal first time home and viewing is essential to appreciate the accommodation on offer. Internally there is an entrance vestibule, lounge, dining kitchen, two bedrooms and a Jack n' Jill bathroom. Further benefits from gas central heating system, double glazed windows, well maintained gardens to the front and rear overlooking the fields.

 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)



HOW TO

Cosy Up Your Home

THIS AUTUMN

AS AUTUMN APPROACHES, NOW IS THE BEST TIME OF THE YEAR TO INCORPORATE EARTH TONE COLOURS INTO YOUR HOME DECORATIONS!

The arrival of cooler temperatures, autumn hues, and nature changing before our eyes is all we need to know that autumn is here again. Adding autumn touches of decor to your home will help you transition into the new season with the excitement of the passing of the year.

DECORATE YOUR WALLS

Adding a fresh fall wreath to your front door is one of the best ways to welcome guests to your home. It makes a terrific first impression and is a low-cost way to change outdoor home decor with the seasons.

For autumn, go for a wreath full of fall florals like the images below! Whether you buy or DIY, these front door beauties will give your home serious autumn-inspired appeal.

Usually considered to be only a Christmas speciality, wreaths are usually not seen at any other point throughout the year. An Autumn themed wreath would not only be a unique way to decorate the exterior of your home but it would also be a nice way to show off your stylish knowledge to anyone that visits.



CREATIVE LIGHTING

Along with the change in colours, autumn also brings earlier nights and later mornings, meaning the right lighting is key. Create the perfect homely atmosphere with a warm golden glow.

From ceiling lights to lamps, lighting plays a big part in our home during the autumn and winter months, so why not make a statement with the styles you choose? A badly lit room is nightmare at the best of times let alone in the fluctuating natural light of one of the gloomiest times of year.

With the shorter days, you'll want to add brighter lighting to your favourite spaces. Lights or lamps with warm light shades on them are the perfect sort of lighting as not only do they give off an ambient glow but they fit in with the autumnal feeling. For example, the images above.

AUTUMNAL COLOUR PALETTE

When the temperatures start to cool, it's more important than ever to make sure your home is a cosy heaven. Switch up your summer blues for autumn reds, golden yellows and earthy browns. By mimicking the colour palette outside in, bring the spirit of autumn into your home.

GET COSY BY THE FIRE

As the weather gets chillier and the days shorter, it's time to turn your focus to the fireplace. Keeping your fireplace in working condition and your mantle well-styled will allow you to light a match and enjoy a cosy evening at home at the drop of a hat (or a light fall jacket).

A crackling fire naturally draws people to it, so accommodate that with extra seating around your fireplace. For the autumn and winter months, rearrange your furniture to shift your conversation area to the fireplace.

Decorate your fireplace according to this season spirit, so that it stands out by bringing autumnal mantle themes! Themed and colour coordinated mantels will keep you warm, cosy, and inspired—even on the chilliest days.

Nothing makes a living room more intimate than a fireplace. If you're decorating for autumn, it's a must! Remember, don't slack on the firewood – make sure there's plenty ready for use!



Holiday Destinations

FOR AUTUMN 2019



Embrace the autumn breeze with these stunning holiday destinations, take in these picture perfect landscapes from around the globe.



UTRECHT, NETHERLANDS

Come autumn, shades of yellow, red and orange embellish the ancient canals of Utrecht. Dating back to the 12th century, the canals with their wharves and wharf cellars are one of a kind in the world. The wharves were added to create an inner city harbour so that the boats could dock and unload their goods directly into the wharf cellars that were equipped with pedestrian walkways.



SEVILLE, SPAIN

With its insular 40°C weather, summer in Seville is best spent at the nearby beaches like Matalascañas – but plan your trip a month or two later and you'll hit the sweet spot. The streets smell of orange blossom, the shaded plazas are filled with locals drinking chilled beer and snacking on tapas, and the nights are long and balmy.



BELFAST, NORTHERN IRELAND

The nip of winter shyly shows the tip of its nose behind the maple autumn coloured scenery. Towering over Belfast, hike up Black Mountain for a view that stretches across the city towards the Strangford Lough inlet. A sea safari on the water or a stroll along the orange-hued shore make for a perfect excuse to pop in to the Crown Liquor Saloon and warm up with a spiced gin cocktail.

ONTARIO, CANADA

Embrace the dramatic transformation that autumn brings along throughout Canada's Ontario province from late September through October.

Not too far from Toronto, the Algonquin Provincial Park is 7,725 square kilometre of dense forest, winding rivers and placid lakes. Paddle along in a canoe for the best views of maple trees and red oaks showing off their fiery tones reflected in the water.



TUSCANY, ITALY

Italy takes autumn harvest seriously. The exact dates vary each year depending on the weather but, all over the country, Sagre (harvest festivals) are being held in honour of everything from chestnuts to mushrooms, pumpkins and even polenta.







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We are a well respected Estate Agency with over 125 years experience in the property industry. As independent as ever, we thrive on our dynamic approach and our ability to think different, taking traditional estate agency to a new level of service, trust and commitment.

Whether it comes to buying, selling or letting we thrive on our dynamic approach to think differently. Our team are on hand to manage your move expertly from start to finish.

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WELCOME TO

Chorley

Chorley is the gem amidst the northern industrial centres of Preston, Blackburn, Bolton and Manchester. Getting from Chorley to just about anywhere is incredibly easy thanks to its location at the intersection of the M6, M61 and M65 motorway network.



MILLWOOD CLOSE WITHNELL FOLD, CHORLEY

PRICE

**OFFERS OVER
£425,000**



3

4

*** NO CHAIN INVOLVED - INTERNAL VIEWING A MUST ***
Located within a breath-taking conservation area that forms part of the picturesque Withnell Fold Village, this stunning stone built home has exceptionally well-proportioned living space that is ideally suited to modern family living. The generous accommodation is set over three floors offering wonderful versatile rooms that are finished to the highest of standards, coupled with ample parking and private landscaped gardens that simply must be viewed to be fully appreciated. The location, although offering idyllic rural village surroundings is in fact within easy access to a host of amenities to include renowned schooling and is well placed for major transport links including the M6, M61 and M65 motorway networks making it ideal for those looking to commute across the North West. Rarely do homes of this size and stature come to the market at such an attractive price and with the added benefit of No Chain, an early viewing is strongly advised to avoid disappointment.





HARRINGTON ROAD CHORLEY

 2
 3

PRICE
£375,000

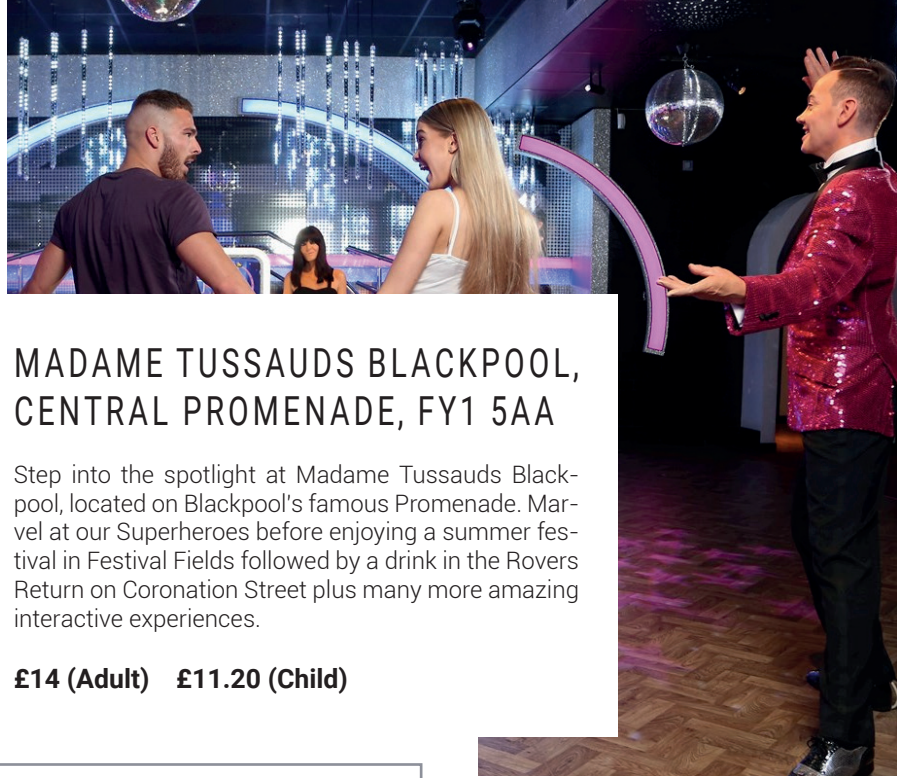
Located upon one of the most premier roads in central Chorley, this breath taking period home stands within beautiful mature and private grounds, featuring exceptionally well proportioned accommodation that simply must be seen in person to be fully appreciated. The property has been sympathetically modernised by the current owner, perfectly blended the original period charm along with a fabulous contemporary finish. The property has been significantly extended to provide spacious and versatile living space that is ideally suited to modern family living, yet there is still potential for further development if required. The location is a highly regarded, offers fantastic access to the ever popular Astley Park, yet sits within easy access to a host of amenities, including well renowned schooling, with all of the amenities of Chorley town centre within walking distance. It is also well placed for major transport links making it ideal for those looking to commute into Manchester and across the North West. Rarely do homes of such a size and stature come to the market and as such, an early internal viewing is strongly advised in order to avoid disappointment.



FIREWORK PARTY, WESTHOUGHTON, BL5 2GG

Celebrate bonfire night at Westhoughton Cricket Club, from pm onwards. Enjoy food, rides and a full bar. Tickets available behind the bar at the club. £1 extra if bought on the door.

Adults £5
Kids £2.50



MADAME TUSSAUDS BLACKPOOL, CENTRAL PROMENADE, FY1 5AA

Step into the spotlight at Madame Tussauds Blackpool, located on Blackpool's famous Promenade. Marvel at our Superheroes before enjoying a summer festival in Festival Fields followed by a drink in the Rovers Return on Coronation Street plus many more amazing interactive experiences.

£14 (Adult) £11.20 (Child)

5 Things to do

— THIS AUTUMN —

BLUE PLANET AQUARIUM, ELLESMERE PORT, CHESHIRE, CH65 9LF

Grab your band of ocean explorers for a daring expedition at Blue Planet Aquarium. Dive above and below the waves and see what you can see... in the sea!

£19 (Adult 13+)
£13.50 (Child 3-12)



ESCAPE HUNT, EXCHANGE SQUARE, MANCHESTER, M4 3TR

Turn your next family outing into a proper adventure - head out to Escape Hunt Manchester and experience the thrill of an escape room challenge alongside your little explorers. You'll have 6 awesome themed rooms to choose from and an hour to break out. Can you make it out in time?

Prices vary



*Prices correct in October 2019. Prices subject to change.

THE PUMPKIN PATCH, TATTON PARK, KNUTSFORD

Pop down to the Farm to meet all your Farm yard favourites and then it's off in search of the perfect pumpkin. You'll choose your own pumpkin, fresh from the field, so prepare to get your hands dirty!

28 - 31st October only - £10 per person



Professional Photography

Make your property stand out from the crowd

Pictures are the most important tool for selling your home and generating maximum interest. Our professional photographer will make sure your property looks at its best. With amazing photos you will have buyers lined up at your door.

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WELCOME TO

Culcheth

At just 6 miles north-east of Warrington, Culcheth is a popular place to live and is packed full of amenities to serve the needs and interests of residents of all ages.

These include a library, village hall hosting various community events, two supermarkets, several pubs and a wide range of independent businesses including restaurants, cafés and takeaways.



152127
CLEANERS

green awning with logo

The Village Goldsmiths



CULCHETH HALL DRIVE CULCHETH



PRICE
£1,350,000

Situated on one of Culcheth's most sought after roads, lies this exclusive five bedroom detached residence. Occupying arguably one of the best positions on Culcheth Hall Drive with views over farmland to the rear, this beautiful home offers over 4500 square feet of luxury accommodation, with a wealth of built-in technology, making it ideal for growing families. Its proximity to Culcheth High School and the local Primary schools also makes it an ideal home for those with children. The property is presented to an exceptional standard and therefore needs to be viewed in order to fully appreciate all that this spectacular property has to offer. Please note the vendors have obtained planning permission for a tandem double garage and driveway.

 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)



SUTTON AVENUE CULCHETH

PRICE
£320,000



A semi detached property on this sought after road in Culcheth which is situated close to Twiss Green Primary School and Culcheth High School. The accommodation briefly comprises:- Entrance porch, hallway, lounge and kitchen with dining area to the ground floor. To the first floor there are three bedrooms and a bathroom with separate wc. Externally the property is fronted by a garden and driveway for two vehicles, leading to a single garage. To the side of the property is a paved patio area with a further patio and enclosed garden to the rear. Semi detached houses rarely come up for sale on this road, therefore early viewings are advised in order to avoid disappointment.





HOB HEY LANE

CULCHETH



PRICE
£900,000

The Oaks, situated on one of Culcheth's most sought-after roads is an individual detached family home, offering beautifully presented and spacious accommodation. The property has been extended and re-configured by the current owner and sits on a sizeable plot with stunning landscaped gardens planted with mature shrubs and trees. The accommodation briefly comprises:- Reception hallway, lounge, sitting room, open-plan kitchen, dining area and sitting area, utility room, study, downstairs wc and conservatory to the ground floor. To the first floor there is a master bedroom with dressing area and an en-suite shower room, three further double bedrooms and a family bathroom. Early viewings are essential to avoid disappointment and to appreciate the space on offer and the high standard of presentation.



CHURCH STREET

NEWTON-LE-WILLOWS

PRICE
£375,000



A rare opportunity to purchase a lovingly restored and extremely well presented 18th Century detached chocolate box cottage. Set over three floors, the lower ground floor offers a bedroom and a utility room, the ground floor comprising of a lounge, additional reception room, kitchen and family bathroom with three further bedrooms located on the first floor. Externally, there is a driveway to the front, providing parking for two vehicles, whilst to the rear and sides are substantial landscaped gardens which incorporate a children's play area. Period properties on a plot this size and presented to such a high standard do not come to the market very often, therefore, viewings are strongly recommended and are strictly by appointment only.







Get the best price
for your property

Our aim is to get you the best price for your property, with our knowledge and expertise, we can make this a reality

On average we get 97% of your advertised sales price and consistently get 100% of our advertised rental price.

Before instructing an agent, take the time to check their website to see how much of their stock has been reduced in price. It pays to choose wisely.

[BOOK YOUR VALUATION](#)



THE
Autumn
ISSUE

Best Halloween Events

IN THE UK

PREPARE TO BE SCARED THIS HALLOWEEN AS THEME PARKS AND ATTRACTIONS ACROSS THE UK GEAR UP FOR THE SPOOKY SEASON.

There's no shortage of scary experiences out there for those who love the thrill of being scared out of their skin.

Throughout October, events will be held across the country to celebrate Halloween, with some so scary they are only open to ages 16 and above. But, don't worry if you are looking for a more laid back family event for children of all ages, as there is something for everyone to enjoy.

Let's take a look at some of our favourites...

ALTON TOWERS

FARLEY LN, ALTON, STOKE-ON-TRENT ST10 4DB

The infamous Scarefest is back with vengeance this year. Bigger, better, and with three new attractions, this annual event is definitely one not to be missed.

The parks scariest rides will be open to the public to ride throughout the night, including The Wicker Man, guest favourites Sub-Species and Project 42, The Attic, Darkest Depths and the fan favourite Alton Towers Dungeon will feature throughout the event.

FROM
£34 PER PERSON

[CLICK HERE
TO BOOK](#)



DRAYTON MANOR

DRAYTON MANOR DR, FAZELEY, TAMWORTH B78 3TW

Have plenty of fang-tastic fun at Drayton Manor this Halloween with their 'More Treat than Trick' event running throughout October. With fun for all ages, experience a Meet and Greet with Spooky Characters, Live Shows, Trick and Treating and Pumpkin Carving alongside over 100 rides and attractions around the park.

Even better, buy 4 tickets for just £88, that's just £22 per person!

FROM
£22 PER PERSON

[CLICK HERE
TO BOOK](#)



BLACKPOOL PLEASURE BEACH

525 OCEAN BLVD, BLACKPOOL FY4 1EZ

Halloween is back at Blackpool Pleasure Beach, with a whole heap of spooky events to take part in including Vampire Pleasure Beach, Journey to Hell Freak Nights, Scream Screen Drive-In Cinema, Circus of Horrors and more!

There's no end to the Halloween fun at Blackpool this year, visit their website for more information on events they are hosting throughout October.

FROM
£23 PER PERSON

[CLICK HERE
TO BOOK](#)



FARMAGGEDON

FLATMAN'S LN, ORMSKIRK L39 7HW

Farmaggodon is one of the most famously terrifying Halloween experiences in the North West. With four different extreme scare attractions on offer, you can guarantee a heart-pounding experience.

We must warn you, this event is not for children or the faint-hearted. You must be aged 15 or older and provide photographic identification at the gate to gain access without adult supervision..

FROM
£23 PER PERSON

[CLICK HERE
TO BOOK](#)



BLACKPOOL TOWER DUNGEON

BANK HEY ST, BLACKPOOL FY1 4BJ

The Blackpool Tower Dungeons brings together an amazing cast of theatrical actors, special effects, stages, scenes and rides to provide a gripping and horrifying storytelling experience. From 360+ sets, laugh-out-loud shows and a terrifying 'Drop Dead' ride, this immersive experience is not for the faint-hearted.

You can see which events they have on throughout the next few weeks on their website, where you can book tickets for the different events.

FROM
£14 PER PERSON

[CLICK HERE
TO BOOK](#)



Bonfire Night Party Treats

MAKE SURE YOUR BONFIRE NIGHT PARTY GOES OFF WITH A BANG WITH THESE DELICIOUS AND SIMPLE MUST-HAVE TREATS!

No party is complete without the ultimate hearty feast. We've listed our top 5 mouth-watering recipes you can't live without...



SALTED CARAMEL TOFFEE APPLES

Toffee apples are a classic Bonfire Night treat, loved by kids and adults alike. This year, why not experiment a little and try adding delicious salted caramel to your apples for the perfect infusion of sweet and salty flavours. This twist on a traditional recipe is a great Bonfire Night party idea.

[Click here for the full recipe](#)



BEEF HOTPOT

We all know that standing outside in the cold watching the fireworks can be chilly work. Heat up the family with this hearty one-pot casserole, the perfect autumn dish to feed all.

[Click here for the full recipe](#)

LANCASHIRE BLACK PEAS

One of the most famous dishes to serve on Bonfire Night is the traditional Black Peas and Vinegar. Gather around the fire to celebrate the festivities with a warm cup of peas to keep you warm and toasty all night long.

[Click here for the full recipe](#)



S'MORES DIP

This moreish s'mores dip is the perfect treat to share on Bonfire Night or as a TV-night snack. A silky-smooth chocolate ganache hides beneath a layer of gooey toasted marshmallows, ready to be dipped and dunked with your favourite treats.

[Click here for the full recipe](#)



BONFIRE NIGHT CUPCAKES

Give your cupcakes that wow factor with this simple and easy trick. By using matchmaker bars and orange icing, you can create the perfect little bonfire cupcakes ideal to nibble on while watching the fireworks.

[Click here for the full recipe](#)





Recyclable Craft Monsters

DIY PROJECT

Keep Halloween fun with these Spook-tacular little crafts!

If you're searching for an easy and simple Halloween craft idea for kids then you'll love these little monsters made from empty toilet paper, yes you heard right! Toilet paper, not only is it a great way to incorporate recyclable materials into crafting but its also incredibly fun and the kids will absolutely love making them!

YOU WILL NEED:

- *Paint/Felt Tip Pens- red, beige, orange, green, dark brown & any other*
- *Coloured Card- red, black, & any other*
- *Googly eyes*
- *Glue Pva or Craft*
- *Black Marker Pen*
- *White Gauze/Fabric*

There are plenty of other monsters you can create, the choices are endless from a pumpkin to a ghost or even your very own monster creation! We absolutely love how each creation has its very own personality & is a great activity for the kids just in time for Halloween!



FRANKENSTEIN

Transform your toilet paper rolls into a (kind of) spooky Frankenstein!

Step 1. Paint or colour your paper roll any shade of green.

Step 2. Cut out 3 rectangle pieces of lack paper for the eyebrows, a slightly longer one for the mouth and for the hair you want to cut out a long strip and cut little zigzags into the paper, stick some glue onto the back & wrap it so it goes all the way round the top.

Step 3. Stick on a pair of google eyes or draw them on, its your choice & you're done!



MUMMY

Transform your roll into a (slightly) spooky mummy!

Step 1. Paint or colour the roll black or dark brown.

Step 2. Stick on a pair of google eyes or draw them on, its your choice!

Step 3. Wrap some white gauze or white fabric around the roll making sure to keep the eyes uncovered and glue the ends down & you're done!



VAMPIRE

Transform your empty role into a spooky vampire!

Step 1. Paint or colour the roll either a white or beige colour.

Step 2. Cut out the hair in the shape of an upside down triangle with elongated sides.

Step 3. Stick on a pair of google eyes or draw them on, its your choice!

Step 4. Draw a smile with a black marker pen, Cut out to small triangles and stick them on the mouth to make the fangs Cut out a big triangle (approximately the size of half a4) Stick a little red bow to the bottom of the roll & you're done!

Tech or Treat

HALLOWEEN GADGETS YOU NEED FOR YOUR HOME

GET INTO THE HALLOWEEN SPIRIT WITH THESE MUST-HAVE HOME
GADGETS FOR 2019.





Black Flameless Lantern
£15.99 on Amazon.co.uk

[Click to buy](#)



Halloween Waterproof Projector
£23.99 on Amazon.co.uk

[Click to buy](#)



Rose Gold Pumpkin Light
£18.99 on Amazon.co.uk

[Click to buy](#)



Black Flameless Lantern
£15.99 on Amazon.co.uk

[Click to buy](#)

HOW TO MAKE AN

Autumn Wreath

Rake in the compliments this autumn, creating a perfect autumn wreath. This works with whatever is in your garden. You can also make it with fake leaves purchased at a craft shops or online.



Get the Look: Use cutters to cut 24- to 36-inch branches of colourful leaves. Choose foliage that's supple and fresh. Immediately place in a bucket of warm water for about two hours. Mix 2 cups glycerin (available from a crafts store) with 4 cups water in a pan; bring to a boil. Reduce heat; let simmer 10 minutes. Remove from heat, and cool. For more vivid colours, add 2 tablespoons food colouring to each batch of glycerin, making a batch of glycerin solution for each colour. Recut branches by slicing up the stems vertically about 1 inch. Empty water from bucket, and refill with glycerin solution. Add branches, and keep out of sun for several days until beads of glycerin form on leaves, indicating they've absorbed the maximum amount. (Glycerin solution can be reused.) Cut branches into smaller, 8- to 10-inch-long stems. Use florist wire to form bunches of leaves, and attach them to the top of the frame with snips. Hang with ribbon.

Choose foliage that's supple and fresh. Immediately place in a bucket of warm water for about two hours. Mix 2 cups glycerin (available from a crafts store) with 4 cups water in a pan; bring to a boil. Reduce heat; let simmer 10 minutes. Remove from heat, and cool. For more vivid colours, add 2 tablespoons food colouring to each batch of glycerin, making a batch of glycerin solution for each colour. Recut branches by slicing up the stems vertically about 1 inch. Empty water from bucket, and refill with glycerin solution. Add branches, and keep out of sun for several days until beads of glycerin form on leaves, indicating they've absorbed the maximum amount. (Glycerin solution can be reused.) Cut branches into smaller, 8- to 10-inch-long stems. Use florist wire to form bunches of leaves, and attach them to the top of the frame with snips. Hang with ribbon.

Take Care: If sheltered from direct sunlight, this wreath can last two to three years. To clean, blow off dust with a cool hair dryer. Store in a plastic bag in a cool, dark place.

Collect Your Materials:

- Hand cutters
- Gather enough leaves for your wreath
- Bucket of warm water
- 2 cups liquid glycerin
- Food colouring (if desired)
- Florist wire
- Wire wreath frame
- Wire snips
- 2-inch-wide orange/red/yellow ribbon





WELCOME TO

Farnworth

Farnworth is a town and an unparished area within the Metropolitan Borough of Bolton in Greater Manchester, England. It is located 2.3 miles southeast of Bolton, 4.3 miles south-west of Bury, and 7.5 miles North West of Manchester. Historically in Lancashire, Farnworth lies on the River Irwell and the River Croal.



DONCASTER CLOSE

LITTLE LEVER, BOLTON

PRICE

**OFFERS OVER
£190,000**



WOW hurry don't miss out on this stunning family home, finished to a high standard throughout this four bedroom home boasts ample family living comprising; porch, entrance hall, modern high gloss kitchen, recently fitted bathroom, large living/dining room, additional sitting room (which could create a 5th bedroom easily) downstairs WC, four bedrooms upstairs, driveway, garage and lovely garden. Viewing is a must to truly appreciate the size, location and standard! Call to arrange a viewing now.





CHURCH STREET

LITTLE LEVER, BOLTON



1



2

PRICE

£95,000

This stunning terrace home is a must see, finished to a high standard throughout this lovely home boasts; entrance vestibule, living room, kitchen/dining room, two double bedrooms, three piece family bathroom. To the rear of the property there is a large yard with astroturf. Close to excellent schools, amenities and motorway links.



Welcome to Miller Metcalfe

When it comes to property, we thrive on our dynamic approach and our ability to think different.

With our local network of branches across the North West and our experienced team of professionals, we have the highest level of expertise to guide you through your property journey.

We understand that selling or letting your property is more than just a valuation and marketing. Our expert team are on hand to assist you from start to finish. Most importantly, we understand the value of keeping promises and exceeding expectations.

We believe in providing unrivalled, exceptional customer service. We offer more than the traditional agent with flexible options for selling your property and tailor-made packages for every landlord, giving our clients that extra personal touch.

We've got you covered

With our network of 17 hubs across the North West, you're never too far away from your local Miller Metcalfe branch.

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chorley@millermetcalfe.co.uk

CULCHETH

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culcheth@millermetcalfe.co.uk

FARNWORTH

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No Fee



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the North West



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experience



Over 125 years
experience



Largest database of
buyers in your area

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5 star service



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Miller Metcalfe
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Our people

OUR SPECIALIST TEAMS ARE ALWAYS ON HAND TO OFFER THEIR LOCAL KNOWLEDGE AND DEDICATED EXPERTISE.

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Our ethos and values are very important to us; in fact we live by them every day.

Our team of experts have created a culture whereby personal and professional development is key and communication and customer well-being at the forefront of our attention.

We choose our team carefully, making sure we find people who share our company values and a commitment to providing the very best service possible. Combine this with our passion, enthusiasm and 'work hard, play hard' approach and you'll find a dynamic, ambitious team ready to deliver a truly individual level of service.



“

I sold and purchased through Miller Metcalfe, the whole experience was **stress free** and ran **very smoothly** all thanks to MM. They provided me with **constant proactive updates** on absolutely everything and were even really kind with answering my silly questions. MM were very **professional** throughout and gave me the peace of mind that was needed every step of the way. I would **highly recommend** them to anyone looking to sell or purchase a home as they clearly know what they are doing :)

Laura K
Trustist

I have been very impressed with the Miller Metcalfe Sales team. **Professional and friendly** from the first meeting, giving valuable advice to maximise the saleability of my property. They have secured a sale in a short timescale and I am very happy with the offer received. I would **definitely recommend** Miller Metcalfe and will be using them myself in the future!

Helen A
Trustist

”



WELCOME TO

Harwood

Harwood is one of several pretty villages lying 2.5 miles north east of Bolton in the West Pennine Moors. Predominantly residential but with a good range of amenities and transport links, the area is extremely popular with buyers and tenants of all ages.





BLACKBURN ROAD

EGERTON, BOLTON

PRICE
£500,000



Offering a wealth of exceptionally well proportioned and highly versatile accommodation, Victoria Farm is a most impressive stone built home of the highest calibre which must be viewed internally to be fully appreciated. This stunning property has been sympathetically upgraded by the current owners to offer the perfect balance of wonderful character features combined with a spectacular contemporary twist. The result is a fabulous and spacious country residence that is ideally suited to modern family living. Situated upon the fringes of rugged open countryside the location is in fact within easy access to a host of amenities and well placed for major transport links making it ideal for those looking to commute. Rarely do homes of the size and stature become available in such locations at this price and as such, an early internal inspection is strongly recommended to avoid disappointment.





THREADFOLD WAY

BOLTON



PRICE
£155,000



This beautifully presented duplex apartment located on the second floor of the award winning Heritage refurbishment scheme in Brook Mill, Eagley, in a conservation area with local walks. Offering a spacious and bright open plan living with superb architectural features with high ceilings and exposed brickwork. There is excellent walk in larger than average storage room. Accommodation briefly comprising of; Entrance hallway, kitchen, dining area, lounge, two separate double bedrooms and a bathroom. Outside space offers a balcony. Heated by storage heaters and double glazing. Contact us for an internal viewing of this property.

 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)





LONGWORTH LANE

EGERTON, BOLTON

PRICE
£950,000



Nestled within a hamlet of beautiful homes surrounded by rolling green country side with views from every window, yet close enough to the much sought after village centre of Egerton, Cubbins Farm is a most prestigious 5 bedroom property. Steeped in history this stunning country house dates back to 1806 and its current owners have beautifully maintained many of its outstanding features, giving the property a modern yet contemporary feel. With its 5 beautiful reception rooms to enjoy, it truly is a home to view and appreciate. Features include beamed vaulted ceilings, inglenook fire, bespoke kitchen. A prominent large double gate leads to the front of the property with a large driveway, a double garage, formal gardens and access to approx 12 further acres with paddocks, field and woodland with Gale Brook bearing trout, and many other type of fish running through the lower woodland.





Gardening in October

EVERYTHING YOU
NEED TO KNOW

HERE'S YOUR AUTUMN CHECKLIST FOR THE PERFECT GARDEN...

With the colder temperatures creeping in and winter on the horizon, now is the perfect time to prepare your garden for the coming months. You may think that it is too late to get your fingers green in October, but in fact, it is the perfect time to plant your bulbs ensure your garden is perfect for when spring comes around.

BULBS

Now's the time to get your bulbs in order. Planting your bulbs now will mean that come February/May, your plants are flourishing. If you haven't already, head down to your favourite garden centre and pick yourself up an array of bulbs to plant. To save them from the colder weather, ensure when you plant your bulbs, they are planted at twice the depth, meaning the bulbs are further down into the ground to keep protected.

If planted now, here's when you can expect your bulbs to flower;

Winter Aconites - January

Snowdrops/Crocuses - February

Daffodils - March

Tulips - April

Alliums - May

For your summer bulbs, now's the time to be lifting them from your garden and storing them in a cool, dry place to preserve until they can be planted again in the new year.

FRUIT AND VEGETABLES

October is the perfect time to dig up your summer crops and replace them with your winter warmers. Crops such as runner beans, carrots, beetroot, pumpkins and squashes should all be ripe and ready for picking, whereas brussel sprouts, cabbages and cauliflowers can all be left to continue to grow and harvested later on in the year.

Make sure you pick all of your lovely fruit including raspberries, apples and pears now, as these will not be able to cope in the colder climate.

FROST

The changing colours and lower temperatures can only mean one thing, an abundance of leaves on the ground and that pesky frost creeping in.

Ensure your lawn is not covered by fallen leaves as this will kill the grass below. You can do this by regularly raking your lawn to free it from any cover.





If you only do one thing this Autumn, make sure you cover anything that could potentially be harmed by frost. Frost is one of the most damaging things for your garden, so take the time to prepare your plants by covering your bulbs with bark compost, as this will lock in the heat. Any small succulents you have, bring these indoors and ensure any larger plants such as tree ferns are wrapped with fleece material to protect their stems.



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We're proud to be able to trace our origins back over 125 years, which many other independent estate agents simply cannot claim. As independent as ever, we thrive on our dynamic approach and our ability to "think different", taking traditional estate agency to a new level of service, trust and commitment.

[BOOK YOUR VALUATION](#)





WELCOME TO

Hindley

Hindley offers a range of shops and everyday amenities as well as a train station providing quick and easy access to Manchester. Hindley benefits from a strong community spirit with four churches located in the village and the adjacent village of The Hollins. The village offers essential amenities, including a choice of pubs, a doctor's surgery, butchers, barbers, hairdressers, chemist, ice-cream parlour and supermarkets.



PLEASE STAND BACK
WHILST RIDE IS IN MOTION

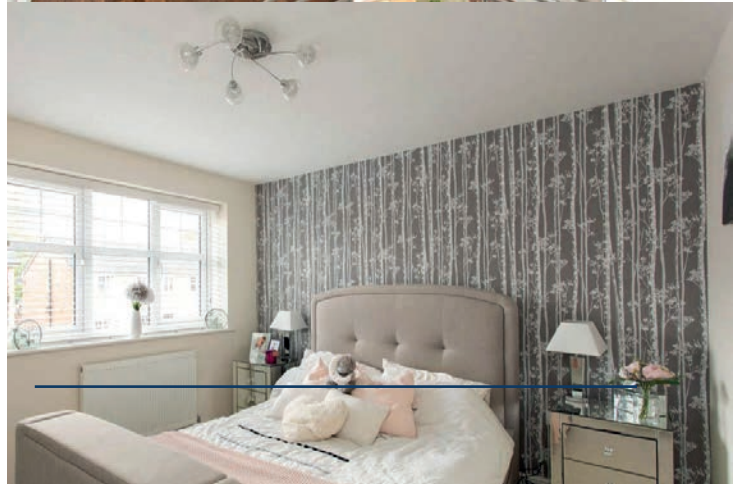


ST. NATHANIELS CLOSE PLATT BRIDGE, WIGAN

PRICE
£160,000



****MODERN** **DRIVEWAY** **EN-SUITE****
Miller Metcalfe are pleased to offer for sale this beautifully presented modern three bedroom detached family home on the very popular St. Nathaniels Close. The property briefly comprises of entrance hall, downstairs w/c, lounge through to kitchen diner and a good sized rear garden. To the first floor there is a large master bedroom with en-suite and two other good sized bedrooms and a modern family bathroom. Externally to the front of the property there is low maintenance front garden with a driveway suitable to park two cars. Viewing is highly recommended.





TRENT DRIVE HINDLEY GREEN



1

3

PRICE

£165,000

BEAUTIFUL 3 BEDROOM DETACHED FAMILY HOME SITUATED ON A CORNER PLOT AND PLENTY OF PARKING
Miller Metcalfe are delighted to offer to the market this lovely family home situated on Trent Drive in Hindley Green. Briefly comprising of entrance hall, lounge, fitted kitchen/diner (approx. 3 years old), 3 double bedrooms and family bathroom (approx 3 years old). Externally there are gardens to front, rear and side, garage with two driveways. There is a large pear tree. Benefiting from a recently fitted new boiler. Viewing is essential to appreciate the lovely home.

Best Deals for Home Gadgets

IN OCTOBER 2019



WITH BLACK FRIDAY AROUND THE CORNER, IT HAS NEVER BEEN A BETTER TIME TO UPGRADE YOUR LIVING SPACE WITH THE LATEST SMART HOME GADGETS ON THE MARKET RIGHT NOW WITHOUT BREAKING THE BANK.

Take advantage of these massive savings and make your life easier with these handy devices.

We've listed our favourite home devices below and scoured the internet to find you the very best deals. Bare in mind, these gadgets will be available for even cheaper prices on Black Friday, so make sure you don't miss out!



RING VIDEO DOORBELL PRO



Not only does the Ring Video Doorbell Pro allow you to answer your door no matter where you are, it also allows you to keep an eye on your home with an 1080p HD video. This device will send instant alerts to your mobile phone as soon as it detects any motion outside of your door, allowing you to see, hear and communicate with whoever is on your doorstep from any device.

Not only can you see and hear through the device, you can also communicate with your visitor with its two way speakers, meaning you'll never miss a delivery again!

£217.55 ON AMAZON.CO.UK *Best Deal!*

£229.00 ON CURRYS.CO.UK

£229.00 ON ARGOS.CO.UK

SMART WI-FI PLUG



Have you ever left the house and realised you have forgotten to turn off your straighteners? Now you don't have to worry! With the TP-Link Smart Plugs, you can remotely switch off your devices in the click of a button. With total control of your home from the app, turn on and off your appliances with ease no matter where you are. Not only this, you can also set timers that will automatically turn your device on and off at a time you choose, meaning you never have to wait for your morning coffee.

Best Deal! £15.99 ON AMAZON.CO.UK

£24.99 ON CURRYS.CO.UK

£24.99 ON ARGOS.CO.UK



BELKIN BOOST UP WIRELESS CHARGING DOCK



This simple and stylish wireless charging dock is the perfect gadget for your bedside table, with its sleek and convenient design making it the perfect feature to your bedroom. No need for excess cables and multiple sockets, this dock will charge your mobile phone and apple watch, along with an extra port for another device, all from a single outlet.

£129.99 ON AMAZON.CO.UK *Best Deal!*

£139.99 ON APPLE.COM

£139.99 ON ARGOS.CO.UK



BIANCA BWM WASHING MACHINE WITH WI-FI



Ensure laundry day goes by with ease with one of the smartest washing machines on the market. Not only does it have over 700 different cycle combinations to ensure a wash for everyone, but the Simply-fi app allows you to control the wash simply by your voice! Save time, money and energy with this top of the range washing machine.

Best Deal! £299.99 ON VERY.CO.UK

£349.00 ON AO.COM

£399.99 ON ARGOS.CO.UK



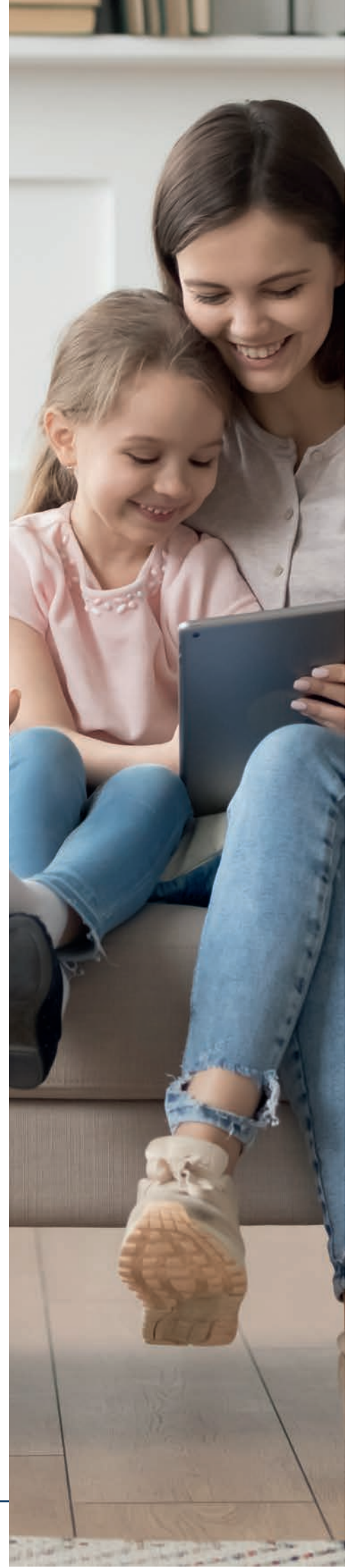
PETTEC SMART PET FEEDER FOOD DISPENSER



With this smart pet feeder, you can remotely feed your pets straight from your phone. Track your pets eating habits, schedule meal times, food quantities and more from the app, meaning you can relax knowing your pet is happy and full at home.

£94.89 ON AMAZON.CO.UK *Best Deal!*

(ONLY AVAILABLE ON AMAZON.CO.UK)







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We advertise your property on up to 35 property portals, reaching over 200 million potential buyers each month. Take your property to the next level, reach a larger audience and increase the chance of shifting your property with a premium listing on Rightmove, included in our **More As Standard +** package.

[BOOK YOUR VALUATION](#)



WELCOME TO

Horwich

Horwich is very fortunate to have Bolton and Chorley only a stones through away. It has close links to buses and trains. Local amenities include Middlebrook Retail Park, University of Bolton Stadium (Home to Bolton Wanderers Football Club) and Bolton Golf Club. There are plenty of shops and restaurants in and around Horwich.

Horwich is within easy reach of walking country including Winter Hill, Rivington Pike and the West Pennine Moors.



ST ANDREWS ROAD

LOSTOCK, BOLTON

PRICE
£950,000



*** WITHIN PRESTIGIOUS LOCATION *** LUXURIOUS AND STUNNING INTERIOR *** Radbrook' A stunning family home which provides the size of that offered by the age of the property, whilst having a contemporary feel with a twist of character. This breath-taking detached property sits on a large plot providing ample off road parking. Internally the accommodation offers exceptionally well proportioned living space and briefly comprises of an entrance porch leading to an inviting hallway, spacious and light lounge has a fireplace with period features, separate sitting room with a fireplace, large windows, double doors giving outlook and access to the front garden, kitchen with ample dining area, doors to the inner hall with a utility room, pantry, wash room, guest wc, snug room with a patio door to the sizeable all year round conservatory. To the first floor there are five bedrooms, two bedrooms with en-suite facilities and a main family bathroom. Extensive driveway on a fabulous sized plot providing ample off road parking via double gates and a private rear enclosed garden. This outstanding, individually detached home simply must be viewed internally to be fully appreciated.





BAKERS LANE

LOSTOCK, BOLTON



PRICE
£179,995

A WELL PRESENTED three bedroom SEMI DETACHED family home situated in the sought after area of Lostock within a desired new build development. Comprising of; entrance hall, cloaks wc, lounge, kitchen diner fitted with a range of high gloss cream wall and base units with contrasting grey work surfaces.

To the first floor there are THREE BEDROOMS with the added bonus of the master having an EN SUITE shower room, a family bathroom with a three piece modern white suite. Outside there are open plan gardens to the front and an enclosed garden to the rear with a lawned area with flagged patio and pathway leading to a side gate with TWO ALLOCATED parking spaces. Viewing is essential to appreciate all that this property has to offer.

 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)



Should You Pay Off Your Mortgage Early?



New research from financial services firm Hargreaves Lansdown has shown that one in six of us who have purchased a property will either be over 65 by the time the mortgage is fully paid off, or the loan will never be fully paid off. The question stands, therefore, as to whether you should pay your mortgage off early or not?

As the average age of homeowners creeps upwards, and first-time buyers are entering the marketplace beyond 30 years old, the prospect of entering into retirement with a mortgage still to pay is going to be a reality for many. Research conducted by the Financial Conduct Authority supports this notion, with the FCA forecasting that 40% of first-time buyers in 2017 would still be repaying their home loans at 65.

First and foremost, do your sums to see whether you have anything to worry about in the first place. If you are going to be receiving a healthy pension anyway, then the prospect of continuing mortgage payments may not be anything to worry about. On the other hand, if you are going to be on a lower income than you're currently accustomed to, then mortgage payments may well prove to be a stretch. If this is the case, here are a few options to help you pay that mortgage off sooner:

OVERPAY WHILST YOU CAN

Speak with your mortgage provider to see when your prospective final payment is, and use this to incentivise yourself to pay early when you can afford it. Many mortgages will not charge you for overpaying, instead embracing the higher payments so double-check with your provider and overpay in order to bring forwards that final payment date.

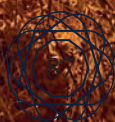
CONSIDER REMORTGAGING

With interest rates at record-low levels, many borrowers are now considering remortgaging in order to obtain a more favourable mortgage.

Eventually, you will be moved onto your lender's standard variable rate (SVR) if you do not remortgage or move onto a different deal during your mortgage term. Avoid these less favourable mortgage rates which will extend your mortgage term, and you could slice years off your repayment schedule just by switching providers or plans.

REDUCE YOUR MORTGAGE TERM

Rather than overpaying on your current mortgage plan, reassess your financial status to see what you can really afford now. You will most likely be in a different economic position now to when you first purchased your property, and potentially able to afford higher repayments. If this is the case, and you are likely to remain in a stable position for the foreseeable future, then reducing your term and increasing your monthly payments is a guaranteed way to pay off your mortgage more quickly.





Get more
online

We receive over 168,000 website page views a month!

In our experience, the first few weeks of being on the market is a crucial period for generating interest and that's why it's important to market your home using the very best methods in order to maximise the potential of selling/letting.

Through our multi channel marketing programmes and by embracing the very latest digital technology, we are able to reach an extensive range of home movers, taking traditional estate agency to a new level of innovation.

[BOOK YOUR VALUATION](#)







WELCOME TO

Westhoughton

Westhoughton is a popular town in the Borough of Bolton, It is 4 miles southwest of Bolton, 5 miles east of Wigan and 13 miles North-West of Manchester. Westhoughton was once a centre for coal mining, cotton-spinning and textile manufacture. It is now mainly a residential area with a lively night life and many public amenities including a train station and swimming baths and has excellent schools.



PEWFIST GREEN WESTHOUGHTON

PRICE
£220,000



2

3

MUST BE VIEWED!!! Situated in a highly sought after area of Westhoughton, Miller Metcalfe are delighted to offer for sale this three bed DETACHED family home which briefly comprises TWO RECEPTION ROOMS, MODERN KITCHEN, UTILITY AREA IN THE INTEGRAL GARAGE, CONSERVATORY, THREE BEDROOMS, FAMILY BATHROOM AND WELL MAINTAINED GARDENS. Warmed by gas central heating and double glazing. Early viewings are recommended to appreciate the accommodation on offer.





NEWBROOK ROAD ATHERTON

 3
 3

PRICE
£299,950



An individual charming character detached cottage situated in a highly sought after location, updated by its current owners and retains a lot of the original charm and character. This beautiful three bedroom period detached 'Roseleigh Cottage' must be internally and externally viewed to fully appreciate the size and the condition of the accommodation on offer. The property is situated within easy reach of local shops, schools, commuting and motorway access. Accommodation briefly comprises of entrance hall, lounge, kitchen, utility, downstairs W.C, second lounge, separate dining area, three bedrooms main with en-suite/dressing room and family bathroom. Property also benefits from gas central heating, double glazed where stated gardens front and rear, drive and detached garage. Viewings highly recommended to appreciate this beautiful family home.



 [CLICK HERE TO WATCH OUR MEDIA TOUR](#)



Fun for all the family

PUMPKIN CAKE

*Don't forget
about the seeds!*

HERE'S HOW YOU CAN
MAKE THE MOST OUT OF
YOUR PUMPKIN!

[CLICK HERE](#)



Prep
20 mins
Cook
30 mins



Easy



15 portions



Method

- Heat oven to 180C/fan 160C/gas 4. Butter and line a 30 x 20cm baking or small roasting tin with baking parchment. Put the flour, sugar, spice, bicarbonate of soda, sultanas and salt into a large bowl and stir to combine. Beat the eggs into the melted butter, stir in the orange zest and juice, then mix with the dry ingredients till combined. Stir in the pumpkin. Pour the batter into the tin and bake for 30 mins, or until golden and springy to the touch.
- To make the frosting, beat together the cheese, butter, icing sugar, orange zest and 1 tsp of the juice till smooth and creamy, then set aside in the fridge. When the cake is done, cool for 5 mins then turn it onto a cooling rack. Prick it all over with a skewer and drizzle with the rest of the orange juice while still warm. Leave to cool completely.
- If you like, trim the edges of the cake. Give the frosting a quick beat to loosen, then, using a palette knife, spread over the top of the cake in peaks and swirls. If you're making the cake ahead, keep it in the fridge then take out as many pieces as you want 30 mins or so before serving. Will keep, covered, for up to 3 days in the fridge.

Ingredients

For the cake

- 300g self-raising flour
- 300g light muscovado sugar
 - 3 tsp mixed spice
- 2 tsp bicarbonate of soda
 - 175g sultanas
 - ½ tsp salt
 - 4 eggs, beaten
 - 200g butter, melted
 - zest 1 orange
 - 1 tbsp orange juice
- 500g (peeled weight) pumpkin or butternut squash flesh, grated

For drenching and frosting

- 200g pack soft cheese
- 85g butter, softened
- 100g icing sugar, sifted
- zest 1 orange and juice of half





Legally Prepared

Getting legally prepared is a key part of our service

We give you a head start by having all the necessary legal documents in place before you agree a sale or make an offer, removing any unwanted delays and putting you one step ahead of the competition.

Our conveyancing service is handled by our approved panel of dedicated conveyancers that are committed to delivering excellent customer service. We recommend a conveyancer to you who is regulated by either the Solicitors Regulation Authority or the Council for Licensed Conveyancers.

Once you are Legally Prepared you relax in the knowledge that you are ready to move forward once a sale has been agreed. By logging into Navigator you can see what progress has been made, what needs to happen next. All this is designed to make your home move easier and faster.

[BOOK YOUR VALUATION](#)



WELCOME TO

Worsley

Worsley is a beautiful village filled with black and white buildings, a green, a busy high street, many restaurants and the prestigious Bridgewater School. With its beautiful landscapes, good public transport links and the Trafford Centre close by Worsley is the place to live.





OLD CLOUGH LANE WORSLEY, MANCHESTER

PRICE

OIRO £250,000



2



5

****INTERNAL VIEWING IS A MUST TO APPRECIATE THE SIZE AND POTENTIAL OF THIS PROPERTY**.** Well presented semi detached house, extended to the side and rear. This is an ideal purchase for a growing family. Accommodation briefly comprises of entrance hall, lounge, dining room, large fitted kitchen, Wet room, Utility room and office/5th Bedroom. To the first floor, Four bedrooms with main bathroom. Externally the property benefits from a generous drive and lawn to the front with Large detached garage and private low maintenance garden to the rear. Excellent transports links to Manchester City Centre with the East Lancashire road and Walkden train station. Close to all popular primary schools and local amenities.





QUEEN ANNE DRIVE WORSLEY, MANCHESTER



PRICE
£470,000



Stunning and extended four DOUBLE bedroom detached family home!! Situated in the much sought after area of Ellenbrook. within close proximity of the guided bus and East Lancashire Road linking to Manchester City Centre, local amenities and local primary schools. In brief the accommodation comprises of an entrance hall, lounge, study, dining area, modern Siematic kitchen diner with a family area, utility and guest wc to the ground floor. To the first floor there are four double bedrooms with TWO EN-SUITES and additional family bathroom. Externally there are well maintained laid to lawn gardens with a double shared driveway providing ample off road parking and leading to a double garage. Offered with no onward chain and viewing is advised.



5 Eco-Friendly Alternatives

TO EVERYDAY PRODUCTS

WE HAVE COMPILED A LIST OF 5 OF OUR FAVOURITE ECO-FRIENDLY PRODUCTS WHICH ACT AS ALTERNATIVES TO EVERY-DAY HOME PRODUCTS.

It has never been easier to incorporate some form of sustainability into your lifestyle, with the increasing climate changes and the growing concern about the harmful effects of plastic, its time we switch to healthier and more environmentally friendly alternatives. With sustainability and Eco-friendly substitutes peaking interest, more and more people are taking ethical matters into consideration when making purchase decisions.

Reusable Shopping Bags

Did you know, we use an estimated 500 billion to 1 trillion plastic bags every year, with an estimated one million birds, 100,000 turtles and hundreds of other sea animals dying from plastic indigestion each year, after confusing floating bags for food. Since the carrier bag tax was implemented there has been a huge sprout of request for reusable shopping bags. Investing in a reusable shopping bag is a quick and easy way to cut down the habit of excessive plastic bag usage with it still being as convenient, if not more with the average reusable bag having a lifespan equal to over 700 disposable plastic bags. There are endless choices when it comes to Eco-friendly bags from supermarket specials to high end selections.

Reusable Paper Towels

Consuming a vast amount of resources such as almost 110 million trees per year and a whopping 130 billion gallons of water, with equally as enormous amounts of energy required to produce and distribute it from factory to store, resulting in an copious amount of carbon dioxide to be released into the air. The harm done to the environment during the manufacturing of paper towels is immense yet not a highly spoken about scandal. Not only is this change cost effective but are very environmentally friendly as they massively decrease the quantity of waste your kitchen produces as all they require is a simple rinse or wash and they are as good as new!



Reusable Water Bottles

Did you know that approximately 91% of all the water bottles we use end up in a landfill each year! In fact the whole world goes through around 1 million plastic bottles every minute with less than 9 percent being recycled and the remaining taking up to 450 years to decompose. Supermarkets and retail stores now stock reusable bottles in several different shapes, sizes and styles, meaning they will never be short of having one perfectly suited to you! It is also much better for your finances as investing in a decent quality reusable water bottle you can save up to £160!

Metal Straws

Did you know that an estimated 8.5 billion plastic straws are used and thrown out in the UK every single year. Using non-reusable items of any kind introduces a lot of needless waste into the environment, and finding an alternative for a straw is an easy fix. There are dozens of alternatives such as stainless-steel straws, which are entirely reusable and perfect for any occasion. Not only do they add an element elegance to the home, but are substantially more durable compared to plastic straws, and can actually last a very long time if they are cleaned well, in fact many metal straws are dishwasher safe and some even come with their own cleaning tool to ensure your brush is as good as new each time!



Natural Bleach

This is a safe and non-toxic biodegradable substitute to harsh chlorine bleach. When dissolved in water it releases oxygen which acts as a powerful stain remover and deodoriser harmlessly breaking down oxygen, water and sodium carbonate. Not only does it brighten both whites and coloured fabrics but also stops them from yellowing. It is brilliant at eliminating organic stains such as hot beverages, juices, food stains, and even pet stains. Natural Bleach is also an excellent substitute to the strong chlorine bleach used in bathrooms. By simply dissolving it in warm water it becomes a safe and harmless way to disinfect the inside of your toilet, sink, bathtub, coffee pots etc!



Miller Metcalfe

CHARTERED SURVEYORS

Rated 'Excellent' on
759 Reviews



Providing Survey and Valuation Reports To Clients Across England And Wales

A mortgage valuation is for the benefit of the lender while a survey is for your benefit

A RICS Home Survey will highlight potential problems and getting one done can help you avoid the average £5,750 repair bill that homebuyers face once they have moved into their new home.

Property Valuation Report

An independent valuation report provided by a professional, approved and qualified RICS local Surveyor.

RICS HomeBuyer Report – Survey & Valuation

The RICS HomeBuyer Report provides information and advice in relation to any serious problems or issues on the condition of your potential property.


RICS Building Survey

The RICS Building Survey is the most detailed survey report available. You will get the most in-depth report available about your potential property purchase.

Miller Metcalfe Surveyors are a long established multi-disciplined surveying firm offering extensive coverage throughout England and Wales. Our services extend to Lenders, Housing Associations, Property Developers, Solicitors, Local Councils, Estate Agents and more.

Contact Us

Speak to our experts today on:

 0800 007 3010

 survey@millermetcalfe.co.uk

What type of house, bungalow or flat am I buying?

Conventional
Small to average size, traditional construction

Unusual
Large, older, non-traditional or significantly altered

Apparent property condition?

Poor

Fair - Good

Want an independent view on the value of your property?

RICS Building Survey

Yes
Major works and alterations

Planning works to property?

Yes

Yes
Some smaller scale works

No

Valuation Report

RICS HomeBuyer Report

MATCHING PEOPLE & PROPERTY

Since 1891



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