

THE

# COLLECTION

ISSUE NO. 3

July 2019

## BRITAIN'S BEST SEASIDE HOTELS

A guide to the best seaside hotels in Britain, including the top places to stay for families, kids and couples  
- page 48

## 5 THINGS TO DO THIS SUMMER

Get inspired with our list of fun things to do this Summer for all the family  
- page 36

# Beside the Seaside

## UK's Best Seaside Towns: From Margate to Whitby

Seaside towns have come a long way since kiss-me-quick hats and donkey rides reigned supreme: here are some of the capitals of coastal cool. - Page 53

Beaches,  
Gadgets,  
Food,  
Activities,  
and more inside...



**Miller Metcalfe**

MATCHING PEOPLE AND PROPERTY SINCE 1891





## 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 Partner represents only St. James's Place Wealth Management plc (which is authorised and regulated by the Financial Conduct Authority) for the purpose of advising solely on the Group's wealth management products and services, more details of which are set out on the Group's website [www.sjp.co.uk/products](http://www.sjp.co.uk/products).

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




# Welcome TO THE COLLECTION

Hello and Welcome to the British Seaside, and third edition, of 'The Collection'.

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.

Despite uncertain and challenging times, like for like listings at Miller Metcalfe are up 16% in Q2 and so, we continue to consolidate our position as the number 1 and unrivalled market leader across our 22 postcodes.\*

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](http://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](http://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 stylized, handwritten signature of John Fletcher in black ink.

**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 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*

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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.





# BRAMCOTE AVENUE

## BOLTON

PRICE  
OFFERS OVER  
£220,000



**\*\*AN OUTSTANDING THREE BED DETACHED BUNGALOW IN A SUPERB CONDITION\*\*LARGE PLOT\*\*UNDERGONE MAJOR REFURBISHMENT\*\*** This immaculate property is a true credit to its current owners and is perfect for a family or couple looking to make their move to a new abode that boasts an abundance of indoor and outdoor living space, in the heart of a popular and family-friendly area. With key features such as the large, South-facing garden to the rear, triple glazed windows, a 'smart' alarm system that connects to your phone, Worcester boiler and a seven car driveway. Close to local amenities, schools, commuter routes and network links. Accommodation briefly comprises entrance hall providing access to the lounge, kitchen, modern family bathroom and three spacious bedrooms. To the front, paved drive provides access to off-road parking for numerous vehicles, laid to lawn garden, and fenced surround, access to a detached garage and gated access to the rear. To the rear an enclosed laid lawn garden with Indian stone patio area to enjoy the summer sun. This is not an opportunity you can sleep on and your earliest viewing is essential.



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





# LIMEFIELD ROAD

## BOLTON



PRICE  
**OFFERS OVER  
£500,000**



A rare opportunity to purchase a prestigious and luxurious family home offering an abundance of sophistication and class. This gorgeous property has been designed to exude quality and every detail is finished to an impeccable standard to present a contemporary, yet inviting layout. The property has been extended and renovated to create this stunning five bedroom home. Viewings are highly recommended to appreciate all that this property has to offer.





# Hottest interior trends

FOR SUMMER 2019



Original article taken from <https://www.decoraid.com/blog/summer-home-decor-trends-2019/>

## SUMMER IS FINALLY HERE

FROM A SIMPLE SPLASH OF COLOUR TO PLAYFUL PATTERNS AND FRESH FURNISHINGS, HERE'S A LOOK AT EVERYTHING YOU SHOULD CONSIDER WHEN TAKING IN THE TOP SUMMER DECORATING TRENDS OF 2019.

### TREND ONE - SPLASHES OF COLOUR

A vibrant splash of colour is a simple, yet incredibly effective way of bringing the feel of summer into your home. This season, summer home decor is all about bright, saturated colours and you can achieve a summery decor look without having to spend serious amounts of time and money.

It could be a new set of bold, patterned throw cushions to liven up your chairs and sofas, a brighter lampshade to make a change from the usual neutrals, or a new piece of artwork on the wall. However you choose to add a splash of colour to your summer home decor trends in 2019, make sure it's bright and cheerful. But if riotous colour won't look right in your home, consider more sober pastels and matte finishes to keep the look laid back yet energizing. And intriguing colour combinations that pair a sensible neutral shade peppered with hits of colour also makes for a sound design direction, without having to take too much of a risk.





## TREND TWO - ANIMAL PRINTS

Though they usually evoke the comforting feel of wintery layers, striking animal prints with a minimal spirit are a great way to bring the feel and energy of the outdoors into your summer home decor updates. Nothing reminds you of the sun more than a vibrant animal print, like leopard or zebra. However, don't go overboard with your take on animal prints, keep them to a minimum to keep the look clean and pared back.

Think an accent wall, a table covering or accessories covered in a playful take on animal prints. You could even go for some animal themed wall art to set off your space perfectly with a touch of the exotic for a refreshed take on everyday glamour.

## TREND THREE - WHITE WOOD

One of the best ways to lighten up a room and embrace summer home decor trends is to switch out your dark wood furniture for fresh white options. If it's time to replace your furniture, go for white painted wood instead so your home feels lighter and brighter. But if you want to make use of your current furniture, then it's time to get out the paintbrushes and start some easy DIY updates.

If all else fails, invest in some white throws to drape over dark wood sofas and chairs, to give your room a brightness boost. This way, any room in your home will also appear larger.



## TREND FOUR - SUMMERY PATTERNS

A sunny and summery pattern is a great way to get on board with summer home decor 2019. Choose bright colours and bold patterns and prints, allowing you to bring a splash of summer in throughout your home. From pretty florals to citric yellow to bold and eclectic prints and graphic geometric patterns, the options are endless when it comes to summer home decor prints and patterns.

Consider switching out your curtains for something more spirited or go for some fresh throw cushions or switch up your upholstery. Or you can even amp up your summer outdoor home decor with some new lounge chairs. But again, for a more seasonless approach, opt for a more minimal take on summer prints and patterns by sourcing muted pastels, makeup colours, and soothing watercolor-inspired prints.

## TREND FIVE - SUNNY YELLOW

Yellow is the undisputed dominant colour of summer, so use hits of it everywhere throughout your home. Don't be shy, go for yellow soft furnishings, yellow accessories, and yellow wherever else you can squeeze it in. From soft, light yellows, to bold citric and strong mustard tones, there is so much scope for yellow in summer home decor trends.

Perfect for feature walls and entire rooms alike, yellow is the epitome of summer. But since the season unfortunately passes so quickly, Décor Aid interior designers suggest going for minimal splashes of yellow, like the pedestal table featured above. Its modern spirit and asymmetrical form ensure that it'll never go out of style or look out of place, no matter the season.







# RIPON AVENUE

## BOLTON

PRICE  
OFFERS OVER  
£675,000



One of a kind, show stopping detached family home with impressive views. This deluxe five bedroom home proudly stands overlooking Doffcocker Lodge with unrivalled views of Rivington Pike. This impressive property offers versatile family living and beautifully landscaped gardens. The location is one of Bolton's most premier settings and within easy reach of a host of local amenities, outstanding schools and is well placed for major transport links, making it ideal for commuting into Manchester and across the North of England. This beautiful property has it all and more, finished to the highest of specification with no stone left unturned in the pursuit of absolute luxury to include high specification CCTV, under floor heating, therma skirting heating and automatic lighting completed with a landscaped garden finished to the highest of standards with split level, featuring a bonded resin patio area and space for a hot tub, artificial grass and pockets of secluded areas for enjoying the summer months. To the rear there is also a raised modern glass balcony with epic views over Doffcocker lodge, perfect for enjoying drinks or alfresco dining, whilst enjoying the surroundings.







# NEVERN CLOSE

## BOLTON



3

5

PRICE  
**£500,000**

AN OUTSTANDING FIVE BED ABODE IN A HIGHLY DESIRABLE AREA OF HEATON! Ideal for any growing family looking to up-size, this immaculate property is a true credit to it's current owner and is perfect for a family looking to make their move to a new family home that boasts an abundance of indoor living space. The property has benefited from a single storey extension to the rear and also the garage has been converted into a reception room with a 2nd kitchen. In the heart of a popular and family-friendly estate located off Chorley New Road, this is not an opportunity you can sleep on. Viewing is essential for this property! Close to local amenities, excellent schools, commuter routes and network links. To the ground floor, the property briefly comprises; entrance hall providing access to the lounge, downstairs wc, kitchen diner and features stairs to the first floor. The lounge allows open access to the snug with sliding patio doors leading to the rear garden. The open plan kitchen/diner provides access to the utility with an external door leading out to the side of the property and though to the 3rd reception room hosting a modern fully functional kitchen. To the first floor; landing with doors to five bedrooms, three -piece bathroom, storage cupboard, with the master bedroom boasting a three-piece en-suite shower room and ample storage space. Externally, the property boasts an enclosed large laid to lawn garden, concrete storage shed, decking area and well established trees/shrubs, with gated access down the side of the property leading to the front. To the front, tarmacadam drive providing access to off-road parking for numerous vehicles and parking on the cul de sac for two vehicles. For more information or to arrange a viewing, please contact our sales office at your earliest convenience.



## NINE QUESTIONS

# *all first-time buyers should ask*



### **WE OFTEN HEAR STORIES OF FIRST-TIME BUYERS WHO ARE TOO EMBARRASSED TO ASK (WHAT ARE ACTUALLY REALLY SENSIBLE) QUESTIONS WHEN VIEWING A HOME.**

So, we've compiled a list of questions we know buyers usually want to ask, but sometimes don't.

The answers to these should help when it comes to making that all-important decision.

#### **WHY ARE THE CURRENT OWNERS LOOKING TO SELL THE HOUSE?**

This information will help when it comes to putting in an offer. It's good to find out if they are very motivated sellers who may need to move quickly, or if they've just put their home on the market to see what kind of interest it gets. If they're looking for a quick sale there could be the opportunity to offer a lower price, especially if you're in a good position with no chain and a mortgage in principle already sorted.

#### **HOW LONG HAS THE HOUSE BEEN ON THE MARKET?**

The time it takes to sell a property varies depending on local market demand and the price and type of property, so it shouldn't put you off if it's been on for a few months. At the minute, the average time is 63 days from the time a home is added to Rightmove until a buyer is secured. If it's been on Rightmove for several weeks and there's been little interest they may be open to negotiate on the asking price, unless they've already reduced it to sell. You could also ask if they'd had any previous offers.





## IS THE PROPERTY PART OF A CHAIN?

This may give you a little bargaining power. If a seller has already found their next property, they may be willing to accept a lower offer to ensure that a move happens quickly. However, if they haven't, you might become part of a longer or delayed chain so you need to think about how long you're willing to wait.

## DOES THE LOCAL AREA HAVE ANY ISSUES TO BE AWARE OF?

Investigating the location properly is massively important. Do your research. Drive to the house during rush hour and ask neighbours what they think of the area. Also if you're new to the area and will be commuting by train or bus, try and visit the area both during the day and also at night.

## WHAT'S INCLUDED IN THE SALE?

Get as much information as you can here. For example, will any white goods, such as a dishwasher or washing machine, be included in the price? Having these essentials already in the house will make the move feel a lot smoother as you spend the following days and weeks unpacking. If you already have your own white goods you may even be able to make some money by selling any surplus appliances.

## WHO ARE THE NEIGHBOURS?

How much this answer affects your decision will vary from buyer to buyer. Noisier neighbours or barking dogs could be a turn off for some people. But for others, it might not be such a big deal. Alternatively, a community with really friendly neighbours may make up for any negatives a property has. It's worth doing a bit of research.

## HAS THE HOUSE HAD ANY MAJOR BUILDING WORK RECENTLY?

If it's an older property you'd like to buy or you have concerns about a properties condition, it's recommended that you take advice about having a more detailed survey. You can ask some questions before then as well. You could ask on the viewing whether any improvements, extensions, or renovations have been carried out and how long ago that was. It's also worth seeing if there's any potential to extend the property, but bear in mind this will need to go through planning permission so may not be approved.

## WHAT'S THE PARKING SITUATION?

If your property doesn't come with a garage or parking space, you'll have to work out where you or visitors can park. Do you need a disabled parking spot on a main road, for instance? Don't be afraid to contact your local council to find out how you can get a designated space.

## HOW MUCH WILL THE BILLS BE?

Ask the agent if they know how much the council tax is for the area, and also have a look at the Energy Performance Certificate (EPC), available on the property listing, to see how energy efficient the house is. The EPC will tell you the current rating from A-G and the potential rating it could be if the energy efficiency is improved.







The background of the top section is a faded image of a house with a garden. Overlaid on this is a semi-transparent grey rectangle containing the Metcalfe logo (a stylized 'M' inside a hexagon) and the text 'Metcalfe' and 'WHY SETTLE FOR LESS?'. Below this, the words 'From For Sale to Sold' are written in a large, dark blue, handwritten-style font. A horizontal line is positioned below the text.

# From For Sale to Sold

**We register over 250 buyers per week...  
take advantage of the largest database in your area!**

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

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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.









## 5 WAYS TO *update your conservatory*

### CREATE AN INVITING LIVING SPACE IN YOUR CONSERVATORY WITH CLEVER FURNITURE, PAINT AND ACCESSORIES.

A conservatory need not be dull, and should certainly not be an afterthought. Use colours from the same palette for a look that reflects nature in its truest form, or be daring with bold, brazen colour for a scheme that screams 'look at me'.

Maximise the outdoor feel with lashings of fresh foliage and fauna. Include clippings of everything you love, from materials to quirky curios. But most importantly, don't forget to have fun.



1

## CREATE THE PERFECT RETREAT WITH RELAXED SEATING

A stylish swing seat is the perfect reading spot, whatever the weather! Complete your natural-style look with meadow-inspired cushions and throws.

2

## ADD HOMELY TOUCHES FOR A COSY FEEL

Make the conservatory a true extension of your home with floral fabrics and wallpapers. Substantial furniture like rattan pieces are key for that real furniture feel that will last all year round. Add a pretty display of treasures like a memory box for the kids outdoor finds to add a personal touch.

3

## BRING THE OUTDOORS IN

Create a tranquil fresh feel in your conservatory with botanical prints in leafy greens teamed with shades of white for a light and natural look.

4

## MAKE A STYLE STATEMENT WITH FURNITURE

Add retro style with a design classic pod chair. It will match the modern look perfectly and bring a flash of colour to the all-white conservatory scheme.

5

## ADD A TASTE OF TROPICANA

Give a classic-style conservatory a modern twist with bold prints in orchid shades to add a dash of hothouse glamour. For example, rattan furniture can keep the look relaxed and comfortable, while a colourful leaf blind and lanterns add interest to the windows. Complete the look with leafy lush green plants in oversized containers.

Full article taken from <https://new-id.co.uk/five-ways-to-update-your-conservatory-on-a-budget/>



# Top dog-friendly

## HOLIDAY DESTINATIONS IN THE UK

Original article taken from <https://www.sykescottages.co.uk/blog/top-10-dog-friendly-destinations/>



Pet-friendly holidays in the UK are becoming more popular with dog owners every year.

### 1. CORNWALL

Not only does this part of the South West enjoy a sub-tropical climate, meaning comfortable weather conditions year-round, Cornwall is also a very accommodating destination for pets, with a large proportion of its popular attractions suitable for bringing dogs along to. 51 of its beaches welcome dogs year-round, a further 81 have some seasonal restrictions in place, and in fact, there are only 7 beaches in the entirety of Cornwall that don't allow dogs.

### 2. NORTH WALES & SNOWDONIA

Coming in second place, North Wales is a fantastic choice for a dog-friendly getaway. Enjoy a vast and varied landscape of lush countryside, imposing mountain ranges, rolling hills, pretty valleys and traditional villages. Allow your pet to accompany you to the top of North Wales' highest peak, Snowdon, and even to the depths of the earth by visiting a copper mine. There is plenty of variety in a pet-friendly North Wales holiday.

### 3. CUMBRIA & THE LAKE DISTRICT

The ideal destination for walkers and lovers of the great outdoors, Cumbria & the Lake District unsurprisingly features highly on our list of dog-friendly holiday destinations. It's an extremely popular destination at any time of year; while popular resorts such as Windermere, Keswick and Ambleside are brimming with tourists in the summertime, visiting some of the quieter destinations out of season will offer you a totally different experience, where you can enjoy the quaint countryside and uncover hidden gems in peaceful bliss.



### 4. NORTH YORK MOORS & COAST

North Yorkshire's coastal resorts have been holidaymaker's havens for centuries; Whitby and Scarborough are the quintessential traditional English seaside towns with many landmarks and attractions to admire. Climb Whitby's 199 Steps and visit its stunning abbey, whilst in Scarborough you'll be spoilt for choice by an array of sandy beaches.

### 5. PEAK DISTRICT

If you fancy a pint of your favourite tipple, owners and pets alike will appreciate that there are more than 100 dog-friendly pubs in the Peak District area, perfect for a spot of lunch or a refreshing beverage after a long country walk exploring your lovely rural location.









# WALSHAW ROAD, BURY

PRICE  
**£180,000**



Beautifully presented three storey family home situated close by to local amenities, schools, Bury town centre and transport networks. Catchment area for Elton High School. Accommodation briefly comprises of porch, lounge, dining kitchen and a guest wc. To the first floor there are two bedrooms and a family bathroom. To the second floor there is a master bedroom with en-suite. Enclosed garden to the front and garden to the rear with gated access to the allocated parking for two cars. Further benefits from CCTV, burglar alarm and solar panels. Viewing is highly recommended.







# POT GREEN

## RAMSBOTTOM, BURY



1

3

PRICE

**£300,000**

Beautifully presented Three bedroom stone built cottage in the heart of Holcombe Brook, set in the Pot Green Conservation Area. The property offers excellent living space and must be viewed. Within walking distance to Holcombe Brook precinct and Woodhey High School. Briefly comprises of entrance porch, lounge and open plan dining area and spacious extended kitchen. To the first floor are three double bedrooms and a fully fitted four piece bathroom suite. Externally a good size rear garden and to the front a gated carport.











# BRAEWOOD CLOSE

## BURY, LANCASHIRE



2



4

PRICE

**£475,000**

\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* MOVE IN CONDITION \*\* SOUGHT AFTER LOCATION \*\* Within close proximity to motorway network and a range of local amenities, including popular schools, shops and leisure facilities. Internally the property has been modernised by the current owners to a high standard. There are gardens to the rear, private and not overlooked. To the front there is a large block paved driveway providing ample off road parking and leading to a double garage. Viewing is highly recommended.









# Local experts you can trust

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## We've been awarded GOLD for customer experience

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.

BOOK YOUR VALUATION









# WELCOME TO *Chorley*

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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.





# BORES MEADOW, STANDISH, WIGAN

PRICE

**£1,250,000**



3



5

Standing proudly within its own private gated grounds, Bores House is a spectacular, individually designed home of the highest calibre that simply must be viewed internally to be fully appreciated. Set within a plot of approximately 1.5 acres, this truly wonderful home offers around 4,000 sq ft of exceptionally well proportioned living space, accompanied by extensive parking and beautiful mature private landscaped gardens with commanding views awe inspiring views over some of Lancashire's most breath-taking countryside.

Although appreciating a feeling of semi-rural seclusion, the location is in fact within easy access to a host of amenities including well renowned public and private schooling. It is also well placed for major transport links making it ideal for commuting into Manchester, Bolton, Wigan Preston and across the North West. With additional permitted development rights there is potential for further development to the rear if required. Rarely do homes of this size and calibre come to the market and as such, and with the added benefit of No Chain involved, an early viewing is strongly advised to avoid disappointment.







COMPLETE  
WITH  
*Annex!*

# WOODSIDE DUXBURY PARK



4  
5

PRICE  
**OFFERS OVER  
£600,000**



\*\*\* MOTIVATED SELLER - DRAMATICALLY REDUCED IN PRICE \*\*\* 5 BEDROOM HOUSE WITH DETACHED SELF CONTAINED 2 BEDROOM ANNEX \*\*\* Have you been searching for a fabulous detached family home with the added benefit of its own self-contained annexe with two bedrooms then look no further. This wonderful and rare opportunity has arisen to purchase essentially two properties in one, ideally suited for a dependant relative or the growing modern family. A large and private landscaped garden offers excellent outdoor space along with extensive parking. The main house has a reception hall, generous lounge, family room, spacious study, wonderful fitted living kitchen with a host of integrated appliances, five good sized bedrooms (master and guest bedrooms both with luxury en-suite facilities) plus a four piece family bathroom. The annexe offers yet more flexible living space that includes a sensational open plan lounge/dining kitchen that is fitted with an attractive high spec. kitchen, two further bedrooms plus its own luxury three piece shower room. Externally there are splendid landscaped gardens, with the rear being private and not overlooked whilst two double driveways provide extensive parking arrangements for several vehicles. The property has solid oak flooring, marble flooring, solid oak doors, security lighting, alarm system and is pre-wired for integrated sound and vision system throughout. Offered with no chain.







## SEA LIFE, BLACKPOOL, FY1 5AA

Showcasing more than 50 dazzling displays and more than 2,000 spectacular aquatic creatures including tropical sharks, colourful reef fish, and sea horses, SEA LIFE Blackpool is the perfect way to experience the wonders of underwater life without getting wet.

**From £14**



## THE BEATLES STORY, ALBERT DOCK, LIVERPOOL, LE 4AD

Roll up for a magical history tour into the world of John, Paul, George and Ringo at The Beatles Story! Learn how four ordinary lads from Liverpool became the extraordinary Fab Four through rare memorabilia, forgotten photographs, personal artefacts, replicas of the Casbah, the Cavern, and more.

**£15.95 (Adult) FREE - when you purchase an adult ticket (Children)**



## CHESTER ZOO, CHESTER, CH2 1EU

Chester Zoo is home to over 21000 endangered and exotic animals based in beautiful, award-winning gardens and is the nearest large zoo to Manchester.

**£14 (Adult) £11.20 (Child)**



Things  
to do

— THIS SUMMER —

## GULLIVER'S WORLD, WARRINGTON, WA5 9YZ

With over 80 rides, attractions and shows to see each day, Gulliver's World guarantees you one of the best family days out in the UK. Gulliver's World is the perfect theme park for children.

**£18 (Adult)**

**£18 (Child) (Online prices only)**



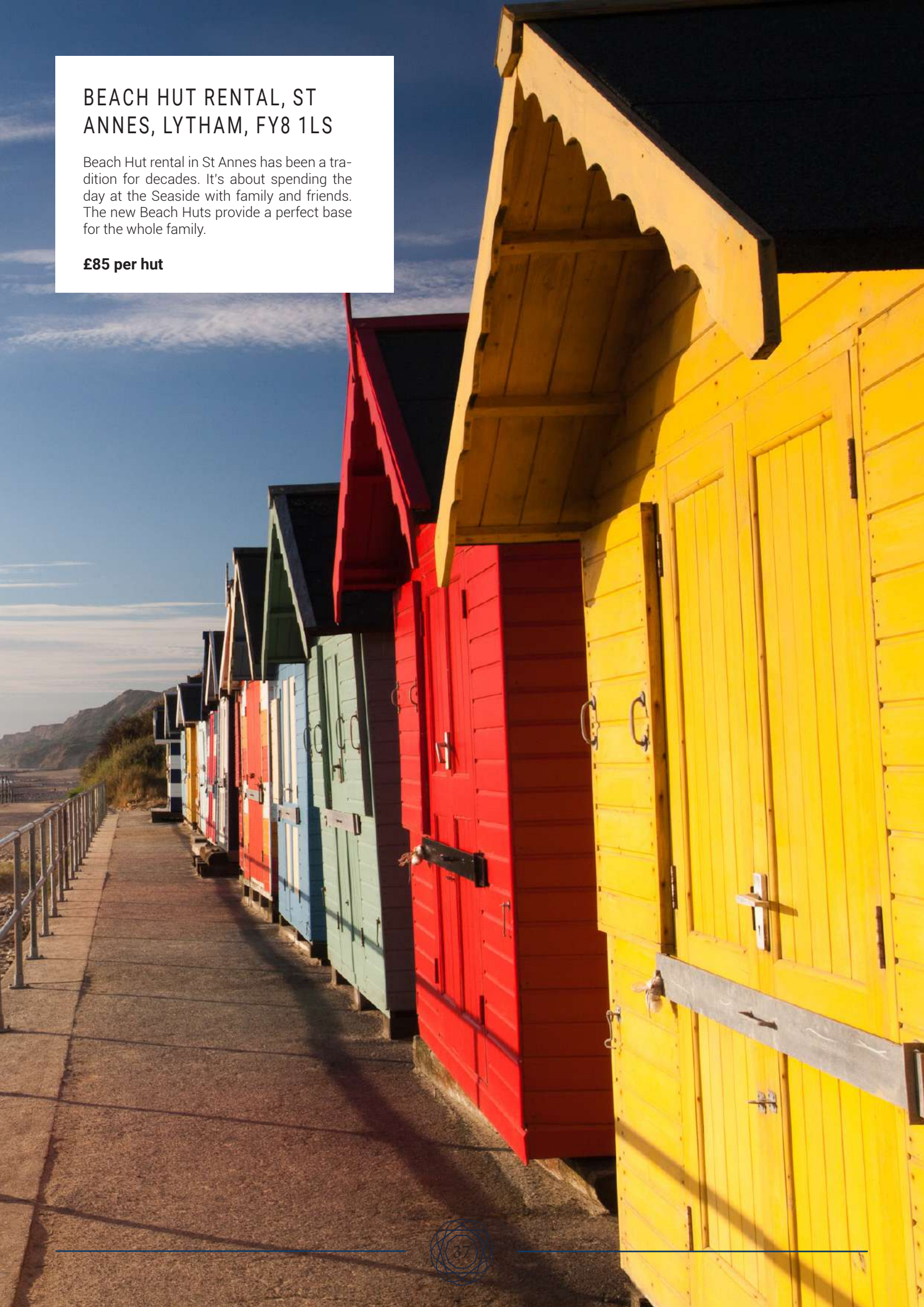
\*Prices correct in July 2019. Prices subject to change.



## BEACH HUT RENTAL, ST ANNES, LYTHAM, FY8 1LS

Beach Hut rental in St Annes has been a tradition for decades. It's about spending the day at the Seaside with family and friends. The new Beach Huts provide a perfect base for the whole family.

**£85 per hut**







# Professional Photography

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**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.

BOOK YOUR VALUATION









# WELCOME TO *Culcheth*

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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, cafes and takeaways.









# THAMES ROAD CULCHETH



PRICE  
**£230,000**



A well-presented semi detached true bungalow, located on a popular road, within approximately half a mile of Culcheth centre. The accommodation briefly comprises, entrance hallway, lounge, dining room, fitted kitchen, two bedrooms and a family bathroom. Externally, the property is fronted with a garden and a block paved driveway, which in turn leads to a detached single garage at the rear, with a beautiful enclosed garden to the rear, which has the added benefit of not being overlooked. Bungalows on this road are often highly sought after, therefore early viewings are recommended in order to avoid disappointment.

# WARRINGTON ROAD GLAZEBURY

PRICE  
**£360,000**



An individually designed detached property, in the heart of Glazebury village, located within easy access of Glazebury Primary School and close to the A580, East Lancs Road, for travel into Manchester and Liverpool. This fabulous family home is centred around a stunning entrance hallway and boasts five bedrooms, served by two en suites and a family bathroom. The contemporary living space comprises of a spacious dual aspect lounge, quality fitted kitchen, which benefits from an open plan dining space and a separate utility room. Sited on a generous plot, with mature gardens to the rear, the block paved driveway at the front offers parking for several cars and gives access to the integral single garage. Viewing is strictly by appointment only and arranged via our Culcheth office.







# PENDLE GARDENS CULCHETH



2

5

PRICE

**£450,000**



Situated within a cul-de-sac on a sought after estate lies this five bedroom family detached home. The property is located approximately half a mile from Culcheth centre and is also well situated for local primary and secondary schools. The current owners have converted the loft space, creating accommodation over three floors which comprises:- Entrance hallway with wc, lounge, sitting room, dining room and a fitted kitchen. On the first floor lies the Master bedroom suite, with en suite, two further bedrooms and a family bathroom, the second floor offers two further bedrooms and a shower room. Externally there is a tarmac driveway to the front and a double garage, whilst to the rear lies a lawned garden and patio area. This property is ideal for growing families and has been well-maintained by the current owners, so viewings are strongly advised in order to avoid disappointment.

# HOB HEY LANE CULCHETH

PRICE  
**£975,000**



*Exclusive*  
360 Virtual Tour  
360°

A fantastic opportunity to purchase a modern detached family property, built within the last eighteen months and still covered under the NHBC certificate. Situated within a private gated development of just three properties and located on the prestigious Hob Hey Lane in Culcheth. With fingerprint-recognition technology access, Sonos sound system, Rako and CCTV security and remote controlled lighting incorporating mood lighting, this house has been equipped with the latest in modern-technology. This most impressive property is built over three floors. Externally, the property has a tarmac drive, leading to a block paved frontage for parking and an integral single garage, whilst to the rear of a property is an Astro-turf garden for easy maintenance. It really must be viewed to appreciate the quality and size of the accommodation on offer.











# Get the best price for your property

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**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](#)







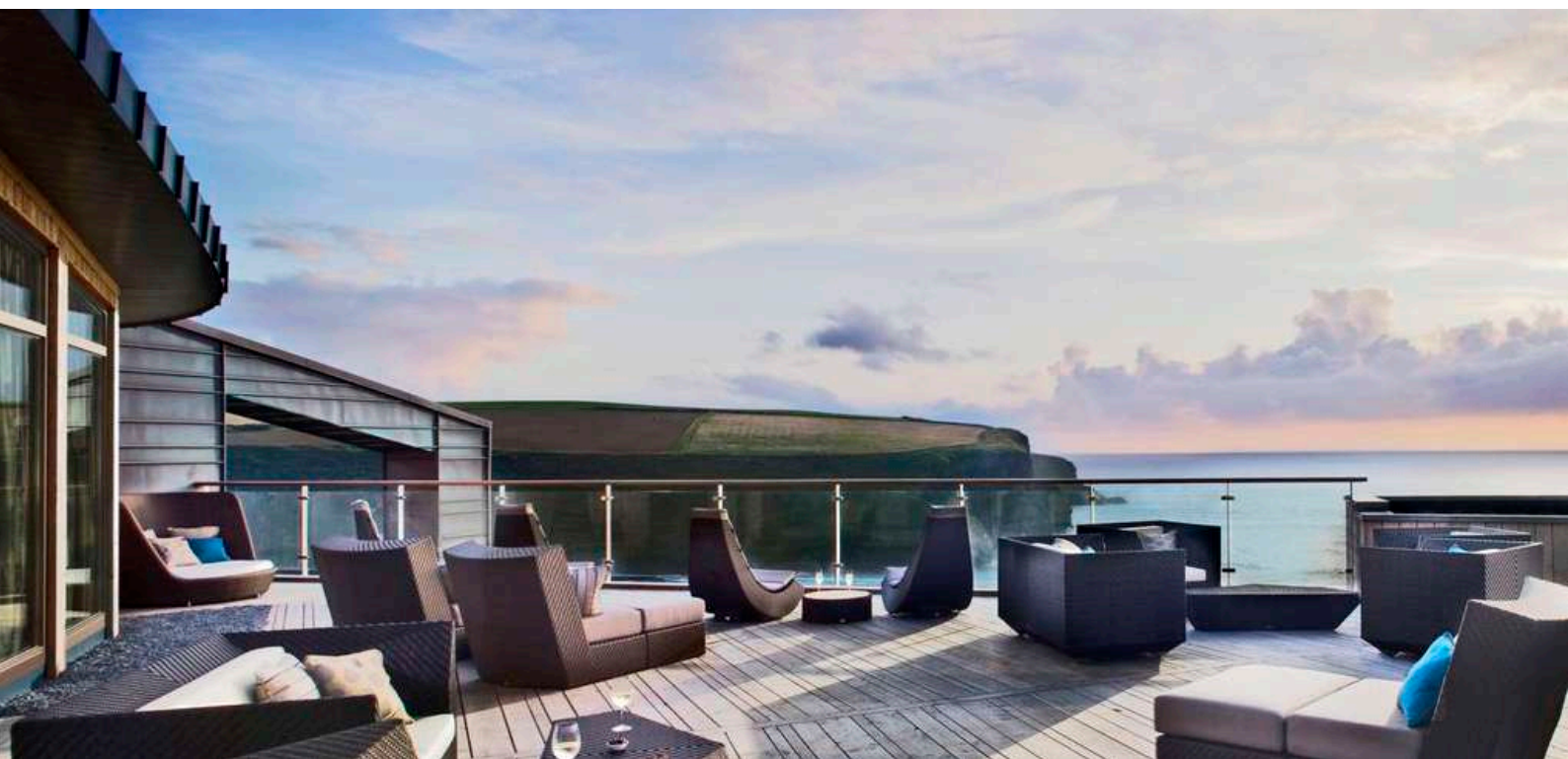


THE  
*Seaside*  
ISSUE



# The best seaside hotels

## IN BRITAIN



**THINKING OF A HOLIDAY AT HOME THIS SUMMER?  
WE'VE MADE IT EVEN EASIER TO SELECT THE PERFECT HOTEL...**

A guide to the best seaside hotels in Britain, including the top places to stay for families, kids and couples, featuring infinity pools, sea views, excellent fish restaurants, impressive spas and charming rooms, in locations such as Cornwall, Brighton, Norfolk, Suffolk, Dorset, Isle of Wight and Jersey.

Original article taken from <https://www.telegraph.co.uk/travel/destinations/europe/united-kingdom/articles/Britains-best-seaside-hotels/>



## CARBIS BAY HOTEL & ESTATE **8/10**

CARBIS BAY, CORNWALL, ENGLAND

A true highlight of Carbis Bay is the fact it is the only British hotel with its own Blue Flag beach; it's a truly stunning location. The main house erected by celebrated Cornish architect Sylvanus Trevail in 1894, blends historic grandeur – gilt mirrors, chandeliers – with cheery interior touches by co-owner Josie Baker. The handsome 125-acre estate includes fine-dining, a superb spa, watersports, a pool and myriad accommodation options. Most appealing are two-storey, balconied Beach Houses, offering direct access onto the sand.

FROM  
**£155** PER NIGHT

[CLICK HERE  
TO BOOK](#)



## THE GALLIVANT **9/10**

RYE, EAST SUSSEX, ENGLAND

With an appropriate beach shack look (bleached, driftwood style bar in the open, sunny Bistro and similar furnishings in the bedrooms) the Gallivant overlooks the golden sands of Camber. Its name ('to wander about, seeking pleasure') is appropriate: it started life as the Blue Dolphin Motel, when no doubt it saw its fair share of gallivants and their girls. Now it's an informal, affordable beachside hotel with a youthful air and plenty of local fish on the menu.

FROM  
**£105** PER NIGHT

[CLICK HERE  
TO BOOK](#)



## THE SCARLET **9/10**

MAWGAN PORTH, ENGLAND

Overlooking romantic Mawgan Porth beach, this scintillating eco hotel blurs the boundaries between inside and out, with glass walls, flat roofs covered in sea thrift and infinity pools that seem to reach to the sea. At its heart is its Ayurvedic spa, with pods suspended in the dark for deep relaxation. The Scarlet may be thoroughly green but there's no sense of a hair shirt approach: once inside this adult-only sanctuary, the feeling is one of soothing, sybaritic luxury.

FROM  
**£320** PER NIGHT

[CLICK HERE  
TO BOOK](#)





# The ultimate Fish & Chips

MADE EASY AT HOME

## CAN'T GET TO THE BEACH THIS SUMMER? BRING THE SEASIDE TO YOU WITH THESE HANDY HINTS & TIPS

### THE COD FATHER

First of all, what kind of fish to go for? Cod is the classic - but as stocks have been low in recent years, it's hard to eat it without feeling guilty.

John Molnar of The Cod's Scallops in Nottingham, shortlisted for Independent Takeaway Fish and Chip Shop of the Year, says, "the sweet and beautiful white flakes" of hake makes the best rival to cod - adding that it's the most sustainable fish in the UK at the moment. Other good alternatives include pollock, coley and haddock. Any firm white fish that holds its shape during the cooking process will work.

### BATTER BOFFINS

Once you've got your fish, it's time to get battering.

The classic batter recipe is flour mixed with water, salt and pepper, into which you dip your fish fillets until fully coated.

Craig Maw of Kingfisher Fish & Chips in Plympton, near Plymouth, Devon, who is shortlisted for Independent Takeaway Fish and Chip Shop of the Year, as well as the From Field to Frier Award and the Sustainable Seafood Award (the greedy so-and-so) has a special tip, however.

"To make a really good batter, always use ice-cold water," he says. This is because you want the batter light and crispy, not doughy and heavy; the latter is a mark of too much gluten in the batter, which cold water apparently counteracts.

Over the River Tamar in Cornwall, James Tanner of Catch in East Looe, shortlisted for Best Newcomer Award, makes a popular alternative, beer batter. He uses "chilled beer, strong flour and a pinch of salt and sugar", all mixed together and let to rest for 30 minutes to prove".

### TIME TO FRY

How about frying the fish? Three of the four fish and chips experts I asked opted for deep-fat frying in a large pan. But Kearney says you can still get that classic chippy taste with a (slightly healthier) shallow fry.

"Heat the oil or fat in a large frying pan to 185C. Be careful not to overheat," she says. "Next, coat the fish in the batter and gently place into the hot pan. Cook for a few minutes on each side until the fish is cooked and the batter is golden and crispy. Remove from the pan and allow to rest for a moment to allow any excess oil to drain."

And what oil should you use?

Maw of Kingfisher recommends vegetable oil, while Tanner of Catch in Cornwall says good quality rapeseed oil also does the trick. "But for a real, traditional chip shop flavour use a high quality beef dripping," says Kearney.

### PERFECT CHIPS

As with any perfect double act, there's always the straight guy, and in this case it's the chips.

"Firstly, cut your chips into nice chunky lengths, rinse off any starch in water, and dry thoroughly before cooking," says Maw. "Blanch for 6 minutes at 145C and then they're ready for final cooking. For this, have your oil at 185-190C and fry for 1-2 minutes. Using this method should give you an amazing chip to accompany your fish."

But here's the killer question. What potato makes the best chips?

"Maris Pipers are a great chipping potato, try to get large ones to give you nice long chunky chips," says Maw.



## ANY EXTRAS?

So your fish is fresh and flaky, the batter crisper than a Savile Row suit and your chips as chunky as your grandmother's favourite jewelry, what else could possibly elevate this dish?

"Why not make your own mushy peas?" says Tanner. "Cook some garden peas, drain, blitz half of the peas in a blender, add butter, salt, pepper, and lemon juice. Add the rest of the whole peas and mix thoroughly, crushing the whole peas as you go."

Molnar, meanwhile, has one more word of advice for the ultimate fish and chips. "Quality of the ingredients is key," he says. "But the best tip ever is to put your coat on and collect them from an award-winning chippy..."









# UK's best seaside towns

FROM MARGATE TO WHITBY

Read the full article at <https://www.independent.co.uk/travel/uk/uk-best-seaside-towns-beach-holiday-margate-bournemouth-whitby-a8882001.html>

Margate's hosting the Turner Prize, Brighton's getting a Soho House and Exmouth will soon be home to a new restaurant founded by award-winning chef Michael Caines. Seaside towns have come a long way since kiss-me-quick hats and donkey rides reigned supreme: here are some of the capitals of coastal cool.

## MARGATE

The arrival of the Turner Prize at Margate's Turner Contemporary Gallery isn't the only thing putting Margate on the map in 2019. We're just as excited about the reopening of the Albion Rooms, a hotel and studio, this summer. The seafront property – a five-storey Victorian building – is owned by rock band The Libertines, who'll be performing there on the hotel's opening night. And rock fans of a different kind will be excited to learn that Margate Caves will reopen later this year, following a lengthy battle to save the site from development. The caves, which first welcomed visitors in 1863, have been closed to the public since 2004, and the revamped site will have a cafe, shop and visitor centre.

## BOURNEMOUTH

To put it simply, Bournemouth rocks right now. Start any visit with a wander through the hip Triangle area, where the most recent addition is the Upside Down House. This two-storey art installation, described as a zero-gravity illusion experience, will be in situ until June. We won't spoil the surprise, so check it out yourself – just look for the bright pink house (the one that's upside down). If you're spending the night, head to the Boscombe area – the past few months have seen a number of uber-cool hotel openings here. Our favourite is Urban Beach, with its 12 beautifully designed bedrooms and gorgeous cocktail lounge. Equally hip is the Westbourne area, with its delicatessens, cafes and independent boutiques, many of which you'll find inside a wonderfully gothic shopping arcade built by Henry Joy in 1884.



## PLYMOUTH

Plymouth's the place to be right now. Foodies can satisfy hunger pangs at a recently opened Marco Pierre White's Steakhouse Bar and Grill or sample the best of the southwest's cuisine at the annual Flavour Fest, which takes place from 31 May to 2 June. During the event the city centre Piazza is taken over by local and celebrity chefs, and there's a real ale and wine bar. Another fantastic summer event is Plymouth's Summer of Outdoor Cinema, from July until September. Head to beautiful waterfront locations such as the grade II-listed Tinside Lido for a packed schedule of films selected by Plymouth Arts Centre. Finally, gin lovers are incredibly well catered for here – the Plymouth Gin distillery is the oldest in the UK, although a more recent opening guaranteed to appeal to gin fans is the brand new Barbican Botanics Gin Room inside a grade II-listed building on New Street. Head here to sample 98 different gins, or book out the 40-person tasting room for special events.

## HASTINGS

There's a reason super-cool Hastings is now referred to as Shoreditch-on-sea. It's cheaper and less busy than both Brighton and London, and significantly less crowded – but not for long. The town is increasingly popular with culture vultures, who flock to Kino-Teatr, a recently restored arthouse cinema on Norman Road – our favourite bit is the original Victorian ticket booth. Another hot-spot is the Jerwood Gallery, a sleek, black-brick contemporary art museum designed by architects from HAT Projects. The old town is a great place for some retail therapy – head to Roberts Rummage for a wonderful collection of vintage treasures, before enjoying a caffeine fix at the waterfront Love Cafe, with its enormous mural. For overnight stays, check into the Old Rectory, which has a Declor spa. The hotel has regular collaborations with local artists and designers, too.



# Dotties Delight

## THE LITTLE HOUSE CUPCAKE COMPANY

### CELEBRATING A SPECIAL OCCASION THIS SUMMER AND IN NEED OF SOMETHING SWEET?

We're a small home grown business, grown out of a tiny kitchen in a town called Bolton, just outside of Manchester. Although we're still a growing business we appreciate all the support which we get from both, our new customers and our loyal ones.

We supply specialty homemade cakes, with the option of fondant or buttercream and if you're really feeling fancy, we can do both. Alongside cakes, we offer cupcakes. A wide selection, too! From having a plain cupcake with icing on the top to having a cupcake with a creamy center and if you're feeling for something a little more exotic, we offer boozy cupcakes too!

*Dotties Delights made my wedding cake and it was the best cake I have ever had!! All my guests loved it. Thank you so much*

Victoria Warburton

*Amazing cake, looked fantastic, attention to detail was fab and tasted even better. My little girl absolutely loved her Trolls cake. Thank you and we'll definitely be ordering again!!*

Leanne York



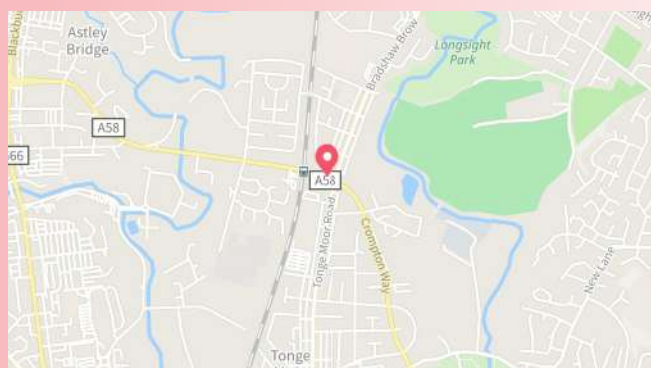
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Website: [www.facebook.com/dottiesdelight](http://www.facebook.com/dottiesdelight)









# Coastal house prices revealed

— WHERE ARE BRITAIN'S CHEAPEST SEASIDE TOWNS? —



**Waking to the sound of rolling waves and strolling to the beach from your front door is a dream for many – but house prices in many of the UK's seaside towns have felt like more of a nightmare in recent years.**

You'll have to fork out up to three-quarters of a million in the eye-wateringly pricey Dorset resort of Sandbanks, according to new research by Halifax.

There are some coastal areas, though, where house prices are still relatively affordable. And in seven British towns you can even pick up a home for under £100,000.

We've mapped the cheapest and priciest coastal towns below, and explained the stamp duty and mortgage implications of buying a holiday home.

Looking at average house prices in seaside towns across Britain, Halifax found that Scotland is the place to be if you're looking for a bargain, with nine of the 10 cheapest coastal areas located there.

Port Bannatyne (pictured above), a picturesque village on the Isle of Bute (west of Glasgow), is the cheapest seaside location in Britain. Halifax reports that the average house price there is just £86,830.

Newbiggin-by-the-Sea, in Northumberland, is the only non-Scottish town to appear in the top 10. Redeveloped in 2007, its wide stretch of sandy beach boasts an eye-catching sculpture called The Couple by Sean Henry.

You can pick up a seaside home in Newbiggin-by-the-Sea for an average £88,844.

## Thinking of moving?

Want to find out how much your home is worth?

[CLICK HERE TO FIND OUT](#)



TOP 10:

# Cheapest seaside towns



**1. Port Bannatyne, Scotland.**  
Average house price: £86,830.



**6. Girvan, Scotland.**  
Average house price: £93,187.



**2. Campbeltown, Scotland.**  
Average house price: £87,651.



**7. Saltcoats, Scotland.**  
Average house price: £95,400.



**3. Newbiggin-by-the-Sea, North England.**  
Average house price: £88,844.



**8. Rothesay, Scotland.**  
Average house price: £100,774.



**4. Millport, Scotland.**  
Average house price: £91,850.



**9. Stranraer, Scotland.**  
Average house price: £100,954.



**5. Wick, Scotland.**  
Average house price: £92,295.



**10. Thurso, Scotland.**  
Average house price: £101,627.



# 5 beach gadgets

## YOU NEED TO OWN

As we all head down to the beach this summer it's important to make sure the whole experience remains as stress free as possible. We've done the hard work for you by finding these fantastic beach gadgets that will make your whole day a breeze.

Original article taken from <https://blog.haven.com/5-beach-gadgets-need/>



### SCRUNCH BUCKET

Saving space is vital on any trip to the seaside and that's why getting yourself a Scrunch Bucket is an absolute must! They can collapse down and fit into the smallest spaces so your little ones can have the same level of fun without buckets taking up room in the boot.



### SWIMFIN

Not only will your little ones love to wear their very own fins, but Swimfin helps support them in the water. It makes learning to swim even more fun! And unlike other aids it can be used to teach all different types of swimming strokes.



### SOLAR BUDDIES

Solar Buddies have been designed specifically for children, making it easier for them to hold the bottle, apply the sunscreen and not make any mess! They are refillable, recyclable and reusable so it's perfect for UK beach holidays.



### HAND TRUX

Transform the way you and the kids create sand castles with this really useful digging tool! You're bound to have bundles of fun with Hand Trux.



## SAND FREE BEACH TOWEL

No-one enjoys that feeling when the sand makes it way onto your beach towel and manages to get onto everything! This amazing C Gear technology sandmat, from Out-Right, has a super clever design which means that it can resist sand. Not only that it is quick to dry and compact!





# Ultimate Packing List

## ESSENTIAL

- ☐ Sunscreen
- ☐ First Aid Kit
- ☐ Bug spray
- ☐ Beach towels
- ☐ Snacks
- ☐ Water bottles
- ☐ Daypack/beach bag
- ☐ Ziplock bags

## PERSONAL ITEMS

- ☐ Wallet
- ☐ Hand wipes
- ☐ Hand sanitizer
- ☐ Feminine products
- ☐ Cell phone
- ☐ Books/Magazines
- ☐ E-book reader
- ☐ Extra set of keys
- ☐ Reading glasses
- ☐ Prescription sunglasses
- ☐ Medications
- ☐ Hairbrush and hair ties
- ☐ MP3/Music player

## JUST FOR FUN

- ☐ Sand toys
- ☐ Frisbee
- ☐ Kite
- ☐ Paddleball
- ☐ Football, soccer ball, etc.
- ☐ Beach Bocce set
- ☐ Spike Ball

## CLOTHES

- ☐ Swimsuits
- ☐ Rashguards
- ☐ Cover-ups
- ☐ Sunglasses
- ☐ Cap/Wide-brimmed Hat
- ☐ Sweatshirt/jacket
- ☐ Swim diapers
- ☐ Sleep clothes
- ☐ Flip flops/sandals
- ☐ Water shoes

## COMFORT ITEMS

- ☐ Beach chairs
- ☐ Beach blanket
- ☐ Shade Tent
- ☐ Cooler/Insulated bag
- ☐ Beach Umbrella
- ☐ Folding snack table
- ☐ Collapsible utility wagon

## EXTRAS

- ☐ Goggles
- ☐ Snorkels and masks
- ☐ Swim fins
- ☐ Floatables - rafts, tubes, etc.
- ☐ Life jackets
- ☐ Waterproof camera
- ☐ Waterproof phone case
- ☐ Portable waterproof speaker
- ☐ Full-size shovel/bucket



# What to pack

## FOR THE ULTIMATE BEACH DAY



When the sun is shining and the temperatures rise, many families head to the beach. They go to enjoy a day of building sand castles, swimming and splashing in the water, flying a kite or throwing a Frisbee. What's not to like, right? Well, if you don't plan accordingly, a day at the beach can turn into a nightmare. When visiting your favourite beach destination, you need to be prepared for a successful outing.

### 7 ESSENTIAL ITEMS TO TAKE TO THE BEACH

Other than your wallet and keys, which we noted in our checklist below, these are the essential items you should always have at the beach.

#### 1. SUNSCREEN, SUNSCREEN, SUNSCREEN

Since skin cancer is on the rise, we know to come home with seashells, not sunburns! Kids' skin is delicate and should be protected regardless of complexion. I had to have skin cancer removed from my face, so I learned the hard way that sunscreen should be priority #1! Don't forget lip balm with SPF as well.

#### 2. FIRST AID KIT

Besides sunscreen, it's good to be prepared for other small ailments and injuries. You should always keep a kit in your car and take a small one for when you travel. Keep in mind that most first aid kits will need to be in checked baggage if they contain sharp items like scissors.

#### 3. BUG SPRAY

Most beaches have bugs. Protect yourself and your kids from biting flies, sand fleas, mosquitos, and ticks. Some products combine bug repellent and sunscreen in one.

#### 4. BEACH TOWELS

Bring more than you think you'll need. We like to have a small towel just for drying off and not laying in the sand. A quick dry towel works well.

#### 5. SNACKS

You can never have too many snacks at the beach. Kids run around a ton so they work up an appetite. Bite size snacks in ziplock bags work well. If you decide to pack sandwiches, cut them into quarters. This way if one piece falls, there is still plenty left.

#### 6. WATER BOTTLES

Save money and keep the kids away from sugary snack bar drinks by bringing your own water bottles. Fill with mostly ice so as it melts, the water stays colder longer.

#### 7. DAYPACK OR BEACH BAG

You'll need something to carry it all. Lightweight daypacks work well. We like to have at least one with a built-in cooler section to keep fruit fresh and drinks cold.



Read the full article on <https://www.travelingmom.com/packing/11-things-you-should-pack-for-a-day-at-the-beach-with-family/>







WELCOME TO

Farnworth

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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 northwest of Manchester. Historically in Lancashire, Farnworth lies on the River Irwell and the River Croal.







# VICTORY ROAD

## LITTLE LEVER, BOLTON

PRICE

**OFFERS IN EXCESS OF  
£115,000**



1

2

\*\*\* ATTENTION FIRST TIME BUYERS \*\*\*

OFFERED WITH NO CHAIN

Miller Metcalfe are delighted to welcome to the market this beautifully presented, semi-detached home on Victory Road, in the heart of Little Lever village. Victory Road is set within short walking distance from plenty of reputable schools, restaurants and amenities, including the Tesco Supermarket so you'll be sure to have everything you need for comfortable living. This property is an absolute must for buyers that are looking to simply move in and put their furniture down! The accommodation briefly comprises of: entrance vestibule, spacious living room, lovely kitchen diner, useful utility room extension, two double bedrooms and a three piece family bathroom. Externally, there are low-maintenance yards to front and rear. Internal inspection is highly recommended to appreciate the residence on offer.







# WINDERMERE ROAD

## FARNWORTH, BOLTON



1  
3

PRICE  
**£100,000**



Offered for sale with no upward chain this deceptively spacious well presented three bedroom Semi-Detached house, ideally located close-by to transport links, schools, bus routes and Bolton Hospital. This is the perfect home for first time buyers and internal viewing is a must to appreciate the size of accommodation on offer. In brief the accommodation comprises to the ground floor; entrance hall, lounge, dining room and kitchen. To the first floor there are three good size bedrooms and a three piece bathroom suite. Externally there is well maintained gardens to the front and rear of the property and driveway for off road parking.







# Welcome to Miller Metcalfe

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**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.



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bolton@millermetcalfe.co.uk

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## CHORLEY

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chorley@millermetcalfe.co.uk

## CULCHETH

01925 762 083  
culcheth@millermetcalfe.co.uk

## FARNWORTH

01204 275 081  
farnworth@millermetcalfe.co.uk

## HARWOOD

01204 308 000  
harwood@millermetcalfe.co.uk

## HINDLEY

01942 313 525  
hindley@millermetcalfe.co.uk

## HORWICH

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## WORSLEY

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## BURNLEY

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burnley@millermetcalfe.co.uk

## OLDHAM

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## SALFORD CITY

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salfordcity@millermetcalfe.co.uk

## WARRINGTON

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## WIGAN

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ONLINE





# Painting the town blue since 1891

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With our range of services and packages designed with you in mind, whatever your situation, we have a solution and timescale to suit you.



Personal  
Sales Service



No Sale  
No Fee



17 hubs across  
the North West



Gold for customer  
experience



Over 125 years  
experience



Largest database of  
buyers in your area

☆☆☆☆☆  
*5 star service*



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**Miller Metcalfe**  
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WHY SETTLE FOR LESS?





# 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*  
Trustfist

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*  
Trustfist

”





WELCOME TO

Harwood

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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.











# RIVINGTON ROAD BELMONT, BOLTON

PRICE  
**£850,000**



Moorview, is a bespoke family home built from new just 12 years ago, boasting over 5000 square feet and situated in the charming village of Belmont. Positioned on the edge of the moors with stunning scenery, including reservoirs and open fields. Standing proudly on a fantastic plot the property is set out over three floors, boasting six bathrooms, six bedrooms and five living spaces. Ideal for families with teenage children, who want their own independence, or for those who like to accommodate guests, as two of the bedrooms have their own separate living room and en-suite shower room. Contemporary bathrooms, high quality breakfast kitchen and well manicured gardens. The area of Belmont is situated on the outskirts of Bolton, surrounded by stunning open countryside, with local amenities, including those within the village of Belmont, the village of Egerton, country pubs and restaurants, well renowned schools and motorway networks.







# DEWHURST ROAD

## HARWOOD, BOLTON



PRICE  
**OFFERS OVER**  
**£300,000**

Extensively extended detached true bungalow which is being offered for sale with no onward chain. Located close to many of Harwood's local amenities. Internal viewing is essential to appreciate the size and flexibility of the accommodation on offer. Briefly comprises of entrance porch, open plan lounge/diner, sitting room, fitted breakfast kitchen, five bedrooms with a four piece family bathroom and a separate shower room. Externally there is a garden to the front with a large driveway providing parking for several cars. To the rear there is a good sized rear garden with a lawned area, child's play area which is fenced off and a patio area. There is a summer house with a lounge area, bedroom and wc, power and light.



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





# Garden party ideas

TO GET YOU IN THE  
MOOD FOR SUMMER

## GREAT GARDEN PARTY IDEAS START WITH THINKING ABOUT HOW BEST TO DECORATE YOUR GARDEN

Choose a garden party theme or colour, maybe echo the colours of surrounding flowering shrubs and plants. Add tablecloths, seat cushions and napkins to reflect your chosen colour palette. Draped fabric looks pretty for summer garden parties and will give extra protection from the sun if the weather is scorching.

### ONE - CREATE AN INSTANT PARTY VIBE

Nothing says there's a party quite like simple balloons and bunting! Add a splash of colour to your garden party table by decorating with striking colours. Hang bold bunting and balloons to instantly brightening the occasion. You can even make your own paper bunting, giving you total control over the colour scheme.

### TWO - DECORATE WITH PAPER POM POMS

Deck out your garden party with paper pom pom decorations if you're bored of bunting. Hang them from trees, beams, washing lines and window frames to create an instant and fuss-free party vibe. You can get crafty and make your own party decorations or buy them if you're pushed for time. And if you're making your own, use patterned paper to add a vibrant touch, go monochromatic for serious sophistication, or all white or all black for a striking display.

### THREE - SET THE TABLE IN STYLE

If you're looking to create a more formal garden party feel set the table as if you were hosting indoors. No need to be sparing on the attention to detail, dress the table with all the trimmings. Lay individual place settings with napkins and cutlery. Add a statement floral centrepiece or dot jam jars filled with flowers down the length of the table to add a more boho vibe.

### FOUR - EXTEND A WARM WELCOME

Charm garden-party guests at the door with an all-singing, all-dancing display. Make them feel instantly welcomed and ready to party with a jolly greeting on arrival. More than just a great way to say welcome, a message board is ideal to highlight if you're celebrating an occasion. Write a happy birthday message or anniversary dedication for all to see, to set the tone for the garden party. You can transform any surface into a message board with a simple coat of chalkboard paint.







## FIVE - CREATE A FUN FILLED PHOTO BOOTH

No party is complete without a photo booth! Capture the fun times perfectly but a homemade booth, leave a camera out and some fun props to encourage guests to snap away. The garden provides the ideal backdrop to ensure beautiful photos.

Original article taken from <https://www.idealhome.co.uk/garden/garden-ideas/garden-party-ideas-37092>





# HOUGH FOLD WAY

## HARWOOD, BOLTON

PRICE  
**£270,000**



Miller Metcalfe Harwood are please to bring to the market this Stunning detached family home located on a corner plot on Hough Fold Way. Situated close to Harwood village centre, local amenities and schools. Accommodation briefly comprising of entrance hallway, Bedroom, lounge, modern kitchen with integrated appliances, utility room with WC, spacious orangery to the side of the property with double doors opening to the Garden. To the first floor there are three bedrooms of which two are double and modern three piece fitted family bathroom. Externally there is plenty off road parking for a number of cars, to the rear of the property there is a paved patio area located at the side offering an ideal area to enjoy entertaining. Also there is a lawned garden to the rear and large storage space to the side offering plenty of potential. The Garden is fully enclosed ideal for a growing family with the potential to utilize the additional space to the side. The property has a fully fitted security system, Worcester combination boiler and UPVC double glazing throughout. Viewing is highly recommended to appreciate what this property has to offer.











Over 125 years  
experience

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**Matching people and property since 1891**

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*

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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.









# WIGAN ROAD

## HINDLEY, WIGAN

PRICE  
OFFERS OVER  
£120,000



\*\*OPEN HOUSE VIEWING EVENT SATURDAY 20TH JULY 2019 10.30AM - 12 NOON \*\* EXTREMELY SPACIOUS NEW HOME AVAILABLE IMMEDIATELY \*\* HELP TO BUY & INCENTIVES AVAILABLE \*\* 10 YEAR WARRANTY \*\* STUNNING FIXTURES & FITTINGS \*\* HIGH STANDARDS THROUGHOUT \*\* If space and style is something that you are looking for then The Wiganer should be at the top of your list! Upon entering the property you will be blown away by the sheer size and quality of finish that is on offer, with every room designed with the buyer in mind and no stone left un-turned. A well designed lay out with a stunning lounge, kitchen diner with modern units, stylish contrasting worktops, integrated oven and hob. To the first floor there is three bedrooms, the master bedroom has en-suite and bedroom two benefits from built in wardrobe space. A modern bathroom suite with stylish tiling. Further benefits to include a 10 year building warranty, 7 year boiler warranty, aerial and broadband boosters, wired for virgin media and a Hive heating system. Do not miss out call us today to arrange a viewing...







# CRANSTAL DRIVE

## HINDLEY GREEN



PRICE  
**OFFERS OVER**  
**£300,000**

This truly stunning four bedroom detached family home ideally located for local transport networks, motorway and good schools. The property is presented to a high standard throughout and ready to move straight into. Accommodation briefly comprises of entrance hallway, lounge leading to the dining area, beautiful open plan kitchen and family room with bi-folding doors leading to the rear garden, guest wc and integral tandem garage. To the first floor there are three bedrooms all with fitted wardrobes, one of the bedrooms is currently being used as a dressing room, the master bedroom has en-suite shower room. Stairs leads to a converted loft bedroom with an en-suite. Beautifully presented landscaped gardens to front and rear, along with a driveway. Internal viewing is a must to appreciate the size, finish and overall outstanding location.



# Best grilling & BBQ

GADGETS FOR 2019



**THE OLDEST FORM OF COOKING HAS MOVED WELL PAST THE DARK AGES OF KETTLE GRILLS AND CHARCOAL BRIQUETTES. HERE ARE THE BEST GRILLING GADGETS YOU NEED TO HOST THE ULTIMATE HIGH-TECH BARBECUE THIS SUMMER.**

There's not much better than a barbecue: A cold drink, the smell of the grill, and the gentle chirping of crickets all add up to a healthy dose of summertime magic. But it's not always so idyllic. Warm drinks, coals that won't light, and overcooked meat can really spoil the party.

Luckily, you can now find high-tech solutions to all of these problems by bringing a little bit of smart home magic to the great outdoors. So before you start planning your menu, check out our favourite ways for using tech to enhance your grilling experience this summer.





#### BEST THERMOMETER: WEBER IGRILL MINI

One of the hardest parts about grilling is knowing when a piece of meat is done. The best way to be sure is to check for temperature, but there's nothing worse than pulling something off a few minutes too late. You won't need to worry about that if you're using a smart thermometer like the iGrill Mini from Weber. It uses a wired probe to measure the temperature of a piece of meat while it's cooking. You don't need even need to stick around the whole time to watch the numbers rise, since it connects with an app on your phone to let you know something has reached its desired temperature when you're up to 150 feet away.

**PRICE**  
£47.99 at Amazon.co.uk

#### BEST WOOD FIRE GRILL: TRAEGER TIMBERLINE 1300

For wood-fired grilling, check out the Traeger Timberline 1300. The Timberline uses hardwood pellets, and a modulating fan to deliver incredible smoked and barbecued food. It also features Wi-Fi, which allows you to control cooking temperatures, set timers, and access a huge database of recipes from anywhere..

**PRICE**  
£2,195.00 at Riverdalegardencentre.co.uk



#### BEST LIGHTER: LOOFTLIGHTER

You can't grill without a flame, and if you're a traditionalist, you're using charcoal. But lighting charcoal with matches can be tough, and no one likes the taste of lighter fluid. Fortunately, the Looftlighter is a handheld wand that ignites charcoal, briquettes, wood, or pretty much anything else you need to get grilling in 60 seconds using super-heated air. You'll need an electric outlet to use it, but the Looftlighter has a nine-foot cord, so there's some flexibility. It also has an integrated bottle cap opener, and in cooler weather doubles as a great way to light a fireplace.

**PRICE**  
£59.99 at Amazon.co.uk



#### BEST BBQ CLEANER: GRILLBOT

Grilling or not, one of the worst parts about cooking is cleaning up. Luckily, there's a robot that can do the work for you. The Grillbot is essentially a Roomba for your barbecue. Simply place it on a dirty grill, turn it on, and it will automatically get down to business. It features three electric motors that power its wire brushes and propel it across your grill. A chip inside controls movement, speed, and direction of the brushes. You don't even need to stick around until the job is done—the Grillbot will sound an alarm to let you know it's finished..

**PRICE**  
£109.00 at Amazon.co.uk



#### BEST LAWNMOWER: YARD FORCE AMIRO 400

Amiro 400 robotic city mower will transform your lawn while you are relaxing. Thanks to quiet operation, It can mow day or night causing minimum disruption. The mower is easy to set up and achieves a pristine, healthy lawn. It comes with an active safety ultrasonic sensor feature which allows the robot to move safely around your garden while avoiding obstacles and it can Tackle inclines of up to 30%.

**PRICE**  
£358.96 at Amazon.co.uk



Read the full article at <https://uk.pcmag.com/smart-home/94959/the-best-grilling-and-bbq-gadgets>











# Premium Listing

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Larger pictures • a bigger listing • more potential

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.

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# WELCOME TO *Horwich*

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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.





# FOXHOLES ROAD HORWICH, BOLTON

PRICE  
**£650,000**



NEW BUILD PROPERTY [https://www.planningpa.bolton.gov.uk/online-applications-17/applicationDetails.do?activeTab=documents&keyVal=DCAPR\\_94455](https://www.planningpa.bolton.gov.uk/online-applications-17/applicationDetails.do?activeTab=documents&keyVal=DCAPR_94455). A fantastic opportunity to acquire this unique detached stone built new build home. It occupies an enviable semi-rural position set within the conservation area of Foxholes Road which is a one of the most prestigious area's of Horwich. Contemporary grey Upvc Windows with two solid exterior rock doors. High specification will be inside and out. The garden area has been designed by a local designer and will incorporate high quality finishes. Naturalistic planting with native trees planted in strategic places. Reclaimed stone area with dry stone walling at the front boundary. Set over two floors the property consists of an integral garage, utility room, master bedroom with en-suite, bedroom two and three with Jack 'n' Jill bathroom, the third bedroom has double doors with steps leading to a patio area, perfect for the summer months. The first floor benefits from an open plan living, dining and kitchen area which will benefit from under floor heating, shower room and a fourth bedroom.







# HARRIER CLOSE LOSTOCK, BOLTON



PRICE  
**£220,000**

FOUR BEDROOM MODERN AND FREEHOLD SEMI DETACHED FAMILY HOME IN THE LOSTOCK AREA OF BOLTON, IMMACULATE CONDITION. The ground floor comprises of entrance hall, cloakroom/wc, fitted modern dining kitchen. To the rear is a lounge with double glazed French patio doors opening to a rear large garden which is mainly laid to lawn, patio area to the side with hot tub (included in the sale) and shed enclosed by fencing. To the first floor there are two double bedrooms, study/bedroom and a family bathroom. To the second floor the property boasts a spacious and superb master bedroom with en-suite. Externally to the front is a lawned garden area and a driveway for one car space plus a parking permit for additional parking and has added security with CCTV installed. The property is located on a residential estate giving access to the M61 junction 6 and to the Middlebrook Retail Park and Train Station.



# NEW CHAPEL LANE HORWICH, BOLTON

PRICE  
**OFFERS OVER  
£330,000**



\*\*\* DETACHED DECEPTIVELY SPACIOUS TRUE BUNGALOW  
\*\*\* Positioned in a rural setting on a large corner plot on New Chapel Lane. This well presented home, lies within close proximity to Rivington Pike and nearby countryside. The accommodation comprises entrance porch, hallway, bay fronted lounge, beautiful family/dining room with views of the surrounding garden and three bedrooms. There is also a fitted kitchen with open plan breakfast/dining area, four piece family bathroom and a shower room. Outside, there are well tended gardens to the front, side and rear, patio and decking areas with integral garage and double driveway. Further benefits from gas central heating system, double glazed, Fibre and Virgin high speed broadband available in area and NEST learning Internet thermostat. VIEWINGS ARE HIGHLY RECOMMENDED





# Make your home eco-friendly

ON A BUDGET



**In today's modern society, we all know the importance of protecting the environment and the impact pollution (noise, air, light) has on our lives.**

However, many of us feel that we do not have the time nor the budget to make changes towards environmental sustainability. This is why Vivo Property Buyers has outlined 7 Steps to Make Your House Eco-Friendly On A Budget, exploring how making simple changes to your daily routines can make a big impact on your local environment. But firstly:

## **Why make your home eco-friendly?**

Nowadays, the issues of eco-friendliness and sustainability are at the forefront of modern architecture and house construction, but the houses of yesteryear were not created with the environment so much in mind. Thus, most of us will not live in an environmentally sustainable house, nor will we want to sell the home we love just to move into one. It is much easier then to make some small changes to help reduce the energy consumption of your property. Additionally, having a home that is run in an eco-friendly manner can benefit your health and your wealth!

Here are the main factors why you should switch to sustainability:

**Save Money:** simply put, the less energy your house consumes, the less you have to pay in utilities bills! Being mindful of energy wastage can really save you money.

**Health Benefits:** you spend a lot of time in your house, so you want to make sure that your home environment is good for your health. Whether it is optimising the use of natural lighting or using chemical-free materials, having an eco-friendly home can benefit your physical health as well as mental wellbeing. This detail is especially pertinent if you are raising a small family or caring for an elderly relative.

**Property Value:** lastly, with the house construction trend turning 'green', ensuring that your property is keeping up with the environmental standards will help raise its overall value if you ever decide to sell. What's more, having a property full of energy-efficient appliances may deter a potential home buyer from furthering their interest in putting an offer in.

Read the full article at <https://www.landlordreferencing.co.uk/blog/7-steps-to-make-your-house-eco-friendly-on-a-budget/>





## 7 STEPS:

### STEP 1: TRACK YOUR ENERGY USAGE

Before you start making any changes to your property, we recommend investing in an energy calculator or monitoring system for all your appliances. Some monitors are available for free, so check with your energy providers for more details. If not, they are generally inexpensive but can allow you to start making a huge saving on monthly bills. Overall, by tracking how much energy you use, you can work out the 'wasted' energy you consume after implementing any sustainability changes. Understanding how much energy you (mis)use can be a real eye opener!

### STEP 2: HEATING & INSULATION

One of the biggest areas to focus on when making your house more environmentally friendly regards heating your home. Each year, households use a lot of energy on appliances that help maintain a comfortable temperature; this is especially true if you live in an older property that is poor at retaining heat. While most people know the negative health effects of living in a cold house, it is worth noting the detrimental health effects of living in an environmentally unfriendly home. The heavy use of toxin producing materials from paint to plastics can cause respiratory issues and encourage mildew to form, while allergies caused by dust irritation are also worsened by poorly performing appliances. Therefore, to combat the cold we recommend first ensuring your property is properly insulated, reducing the need to heat your home to as greater extent. One such way is to insulate your loft space with environmentally friendly materials such as wood fibre or sheep's wool, meanwhile, cavity wall insulation is another sustainable way for your home to retain heat efficiently.

If your resources are a bit tighter, you can always use thick curtains and draft excluders to help reduce heat-loss on cold winter days.

### STEP 3: USE NATURE

Another fantastic way to make your home eco-friendly is maximise the use of natural resources rely than rely on appliances! Not only is this an environmentally friendly way to live, but it is also sustainable. First off, make the most of natural sunlight coming into your property. It can help reduce energy consumption from electronic lighting plus natural sunlight can help heat your home too! Furthermore, the health benefits from using natural daylight, such as vitamin D exposure, is far greater than artificial light and can also improve your mood and immune system. We also recommend the use of air purifying house plants such as chrysanthemums, dracaenas and particularly spider plants around your home to improve indoor air quality. These attractive plants help cleanse the air from toxins emitted by nasty paints and inefficient appliances. They are inexpensive, resilient, and require little maintenance.

### STEP 4: GO OUTSIDE!

While plants may help improve your indoor air quality, there are plenty of ways you can make your house more eco-friendly by utilising your outdoor space. A quick way is to opt for a classic compost heap. Recycling old items from used coffee grounds to banana skins is a fantastic way to repurpose your waste into nutritious fertiliser for your garden and will help reduce the pressure on the nation's over-growing landfills. It is easy to maintain and only requires a small amount of watering.

### STEP 5: CHECK YOUR WATER CONSUMPTION

A great way to maintain the moisture in your compost heap would be to use recycled rainwater via a water drum. As a nation, we are probably unaware of how much water we use (or waste) daily, so simply collecting rainwater and using it for gardening purposes is a quick, easy and environmentally sustainable way to conserve the amount of water each household consumes every year.

Moving back indoors, there are further ways you can reduce water consumption. For example, showers are more sustainable than taking a bath; they tend to use a quarter less water and you can also instil water efficient shower heads with sufficient power. Over the course of a year the savings you make in water can really make a difference. Secondly, one of the biggest household wastes of water and electricity concerns kettles. Far too often we fill the kettle up to exceed the amount we need it for. This means we are constantly consuming excessive energy by boiling too much water. Investing in an energy efficient kettle will help you cut down the amount of electricity used to boil water – some designs can even act as a thermal, keeping the water boiling hot for hours.

### STEP 6: CUT OUT WASTEFUL ELECTRICITY

One of the biggest ways we overconsume energy is through the misuse of electricity. A quick and simple way to reduce this is to ensure that lights are switched off when not in use. The same applies for all other electrical devices, from microwaves to televisions. As well as using artificial lighting only when really required, another simple adjustment you can make is to switch from traditional lightbulbs to more energy-efficient ones, such as the light emitting diode (LED) designs. They use far less energy than conventional lightbulbs and are more durable, meaning that you do not need to replace them as often.

### STEP 7: TRACK YOUR CHANGES

Once you have implemented all or some of these changes, it is time to begin measuring how much you have reduced your carbon footprint. One way is to simply chart your energy use via an energy monitoring system. However, if you want to go one step further, why not change all your utility billing settings to e-billings. Not only will you save paper, you can really start to see the financial savings from your sustainability efforts right before your eyes!





# Get more online

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**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

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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.



# Fun for all the family

HOMEMADE ICE CREAM





# Method

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## **Step 1: Prep Your Pan**

Freeze an empty freezer-safe shallow bowl or pan. Our Test Kitchen prefers to use a 13×9-inch Pyrex pan, but anything stainless steel works well here, too.

## **Step 2: Mix It Up**

In a large bowl, stir all the ingredients until the sugar is dissolved.

Test Kitchen Tip: For the smoothest texture, make sure the sugar is completely dissolved before you freeze.

## **Step 3: Freeze**

Transfer your mixture into the cold pan and stick it back in the freezer for about 20-30 minutes. Around that time, check the ice cream. Once the edges start to freeze, take out the mixture and beat it using a hand mixer. By breaking up the ice cream, you'll help make it smooth and creamy. You cannot beat the mixture too much.

## **Step 4: Back to the Freezer**

Return the pan to the freezer. Every 30 minutes or so, take it back out and beat the ice cream again. Repeat until it is firmly frozen, usually around four or five mixing sessions. Once it's frozen, the mixture should be smooth and creamy. If at any time the ice cream becomes too hard, place it in the refrigerator until it becomes soft enough to beat, and then continue the process.

Store the ice cream in a covered freezer container until ready to serve. That's it!

Now that you know the basics, try these over-the-top, better-than-store-bought ice cream upgrades:

- Mix in chunks of your favourite candy bars.
- Drizzle in toppings like melted caramel, dark chocolate or toffee.
- Layer the ice cream between two cookies for the ultimate dessert. Here are our favourite ice cream sandwich combos.
  - Add in unexpected flavours like chocolate and sriracha or maple syrup and fig.

# Ingredients

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*You only need four ingredients to whip up this ice cream!*

- 2 cups heavy whipping cream
- 2 cups half-and-half cream
  - 1 cup sugar
- 2 teaspoons vanilla extract









# DRAKE HALL

## WESTHOUGHTON



2

4

PRICE

**OFFERS OVER  
£330,000**

Miller Metcalfe are pleased to offer for sale this EXTREMELY HIGH SPEC EXTENDED four bedroom detached family home in a quiet cul-de-sac location. This property is comprised of entrance hall which has wooden flooring, an open plan staircase to the first floor, entrance to the lounge through double doors and entrance to the downstairs w/c and open plan kitchen diner. The lounge is modernly decorated and finished to the highest of standards, featuring two large windows to the front of the house, this room is flooded with natural light. The feature fire is installed inside the wall and is controlled by remote control. The kitchen/diner living space is open plan and features an extremely high spec fitted kitchen which comprises of fitted wall and base units complimented with quartz worktops and an island. The kitchen contains an integrated combi and single oven, a gas hob, fridge freezer, washing machine and dishwasher. The four skylights flood this room with natural light. From the kitchen you can access the rear garden via bi-folding doors. The garden is extremely well presented surrounded by a solid wood fence and featuring an Indian Stone patio complemented by a false grass lawn area. The first floor is comprised of four bedrooms, family bathroom and en-suite as well as built in storage accessible via sliding doors on the landing. The Master Suite is a large double room extremely well decorated and complimented with a large window to the front of the property and two skylights which flood the room with natural light. From the master bedroom you access the en-suite which is modern and well-presented containing a free standing shower, wc and sink unit. The Family Bathroom is finished to an exceptionally high standard and is comprised of a feature free standing bath, a double size shower cubicle, wc and sink unit.











# Legally Prepared

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## 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*

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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.







# Garden furniture trends

SUMMER 2019

WITH SUMMER 2019 PROMISING TO BE ANOTHER SCORCHER, WE HAVE SOME FABULOUS NEW OUTDOOR DESIGNS TO HELP YOU MAKE THE MOST OF IT.

## RECLINE IN STYLE

The traditional seaside deck chair has come along way and is making a big comeback. Forget knotted hankies and rolled up trousers. The latest designs ooze contemporary style. They can also stay outdoors for longer, won't collapse on you and are luxuriously comfortable as well as easy on the eye.

## DINING OUT

Finding the right dining table is key to making it work. Look for designs specially created for outdoor use. Those featuring hard-wearing porcelain tops are some of our best sellers. They're waterproof, resistant to spills, scratches and abrasions, chemicals and fires.

## PATIO PERFECT

After last year's glorious summer we've seen a big demand in furniture for small patios and roof terraces. Designs suitable for these areas include light, hand-woven materials, which are 'airy' in appearance, helping to create a greater sense of space. Large, lumpy furniture simply doesn't work on a small patio.

Another great introduction and proving popular are 'space dividers' or 'concealers' which are fantastic for hiding a less than perfect view, providing privacy, or separating a barbecue area from a seating area, which is useful if you're transitioning from afternoon lunch to early evening drinks.

**So, are you 'garden ready'?**











# HINDBURN DRIVE WORSLEY, MANCHESTER

PRICE

**OFFERS OVER  
£260,000**



**\*\*PRICED TO SELL\*\*** Immaculately presented to the highest of standards throughout, built in 2018 and covered under 10 year structural warranty. Situated in the head of a cul de sac and a popular residential estate, close by to local amenities, shops and the guided busway lining to Manchester. This is offered with no onward chain and an ideal for a first time buyer or a growing family. Presented in a move in condition throughout with added extras including phone and broadband connections and smart nest heating. Accommodation briefly comprises of enclosed entrance hall, guest wc, open plan lounge leading to a modern kitchen with integrated appliances. To the first floor there are three good sized bedrooms, master with en-suite and a three piece attractive family bathroom completes this property. Externally there is a block paved driveway to the front and enclosed rear garden. Internal viewing is essential.







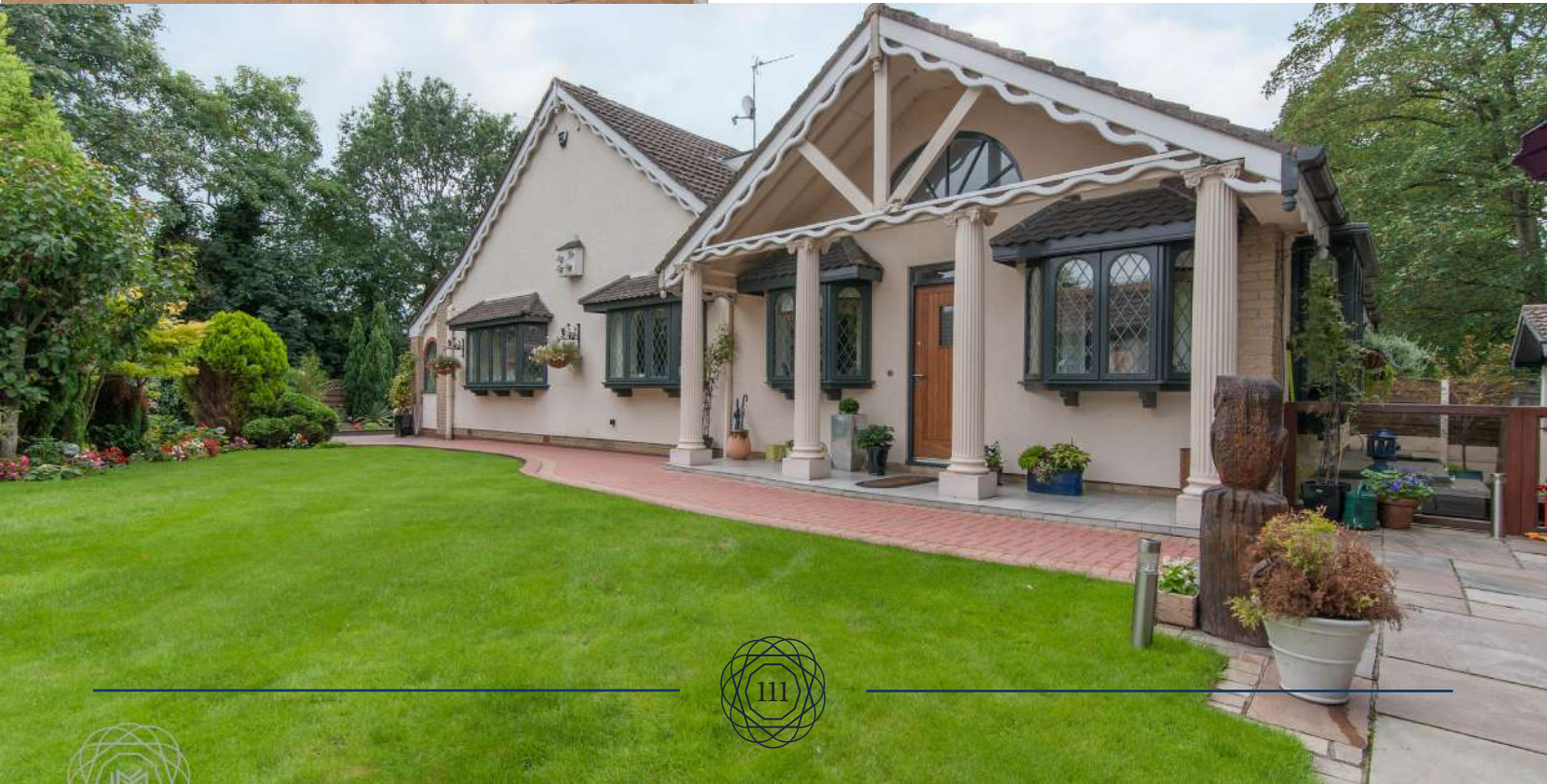
# VICARS HALL LANE WORSLEY, MANCHESTER



PRICE  
**OFFERS OVER  
£570,000**



Beautifully presented mid terrace cottage offering many features including a wood burning fire, located in the heart of the much sought after location of Higher Green Village, close by to transport links, including East Lancashire Road providing access to Manchester and Liverpool City Centres. Internal viewing is a must as this property wont be on the market long. In brief the accommodation comprises of lounge with oak wood flooring, leading to a modern fitted kitchen and utility room. To the first floor there are two bedrooms and a recently modernised three piece shower room. Externally there is an enclosed paved courtyard to the rear.







# How to make

AN EPIC  
SUMMER SALAD





# Ingredients

SERVES 6

## FOR THE DRESSING

400g black beans, drained  
 2 large handfuls baby spinach leaves, roughly chopped  
 500g heritage tomatoes, chopped into large chunks  
 ½ cucumber, halved lengthways, seeds scooped out and sliced on an angle  
 1 mango, peeled and chopped into chunks  
 1 large red onion, halved and finely sliced  
 6-8 radishes, sliced  
 2 avocados, peeled and sliced  
 100g feta, crumbled  
 handful of herbs (reserved from the dressing)

## FOR THE DRESSING

large bunch mint  
 small bunch coriander  
 small bunch basil  
 1 fat green chilli, deseeded and chopped  
 1 small garlic clove  
 100ml extra virgin olive oil or rapeseed oil  
 2 limes, zested and juiced  
 2 tbsp white wine vinegar  
 2 tsp honey

# Method

PREP : 10MIN

DIFFICULTY : EASY

1. Make the dressing by blending all of the ingredients in a food processor (or very finely chop them), saving a few herb leaves for the salad. You can make the dressing up to 24 hrs before serving.

2. Scatter the beans and spinach over a large platter. Arrange the tomatoes, cucumber, mango, onion and radishes on top and gently toss together with your hands. Top the salad with the avocados, feta and herbs, and serve the dressing on the side.



Full article taken from <http://allrecipes.co.uk/recipe/7061/easter-biscuits.aspx>





# LEIGH ROAD WORSLEY, MANCHESTER

PRICE  
**£280,000**



Beautifully and immaculately presented semi detached family home. Recently renovated to a high standard throughout by the current owners. The property is in a move in condition and internal viewing is highly recommended. Ideal first time buy or a growing family. Situated in a sought after location of Leigh Road with easy access to the motorway links and local amenities. Accommodation comprises of entrance hallway, open plan lounge and dining area with bi-folding doors, recently re-fitted kitchen, utility room to the ground floor. To the first floor there are three bedrooms and a recently re-fitted beautifully presented four piece family bathroom. Outside there is a driveway providing ample off road parking and leading to the garage. Well maintained and landscaped rear garden.









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**Unusual**  
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Fair - Good

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**Valuation Report**

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**RICS HomeBuyer Report**



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