

THE COLLECTION

ISSUE NO.1

October 2018
www.millermetcalf.co.uk/prestige

CHORLEY 100

Chorley 100 commemorates
100 years since the end
of the First World War
- page 46

WHERE TO VISIT?

RHS Garden Harlow Carr,
North Yorkshire

Find out about the next RHS
gardening shows - page 50

red letter
DAYS

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CHANCE TO WIN £500!

Exclusively for our
subscribers
- page 8



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PRESTIGE

MATCHING PEOPLE AND PROPERTY SINCE 1891



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MATCHING PEOPLE AND PROPERTY FOR OVER 125 YEARS

WELCOME TO THE COLLECTION



Produced by Insight Publications
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All advertising enquiries
james@insight.co.uk
All editorial written by Editors and Contributors do not reflect the views of Miller Metcalfe

I am delighted to welcome you to the launch of our online version of "The Collection". The magazine will also be available in a print edition from early 2019.

The combination of online and offline publications offer our Prestige clients the widest choice and multiple channels to market and sell their home.

We are very proud of our record at listing and selling high value and unique properties at an impressive % of the asking price where an accurate market appraisal is key but very often difficult to call without the requisite experience and expertise.

Our signature print "The Collection Magazine" has always been synonymous with Miller Metcalfe Prestige, featuring many of the exceptional properties we have listed for sale. Together this unique co branding has enabled us to become the indisputed market leader in our postcode footprint. We are now expanding our reach in the North West into West Lancashire and the Ribble Valley.

Integrity, experience, honesty and professionalism gives our clients, investors and partners the confidence to work with us and why we sold over £240m of property in 2017.

Our advice is always tailored and transparent with local market knowledge from our extensive branch network ensuring clients receive the best possible information whatever their needs.

Our Prestige marketing is designed to help maximise the value of your assets. As a result, our experienced team of professionals are able to offer a wide range of luxury homes throughout the North West from an unrivalled data base of buyers.

Vendors and Buyers of Prestige properties are knowledgeable and know the challenges and obstacles when moving home. Our Miller Metcalfe Prestige team is always on hand to help make sure the entire process of your move goes according to plan and with the least amount of delays and hassle.

We hope you enjoy reading "The Collection" and look forward to keeping our clients updated with new features and updates.

Kind Regards,

John Fletcher,
Owner & CEO

*P.S. - Don't forget to subscribe and enter our draw to win a **red letter** DAYS*

IN THIS ISSUE



BRIDGE HALL DRIVE | 18



KENYON LANE | 22



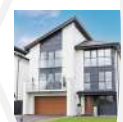
COMMON LANE | 42



LADY BRIDGE LANE | 8



THE DRIVE | 67



CHAPEL VIEW | 39



RILEY GREEN | 72



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600k Website visits

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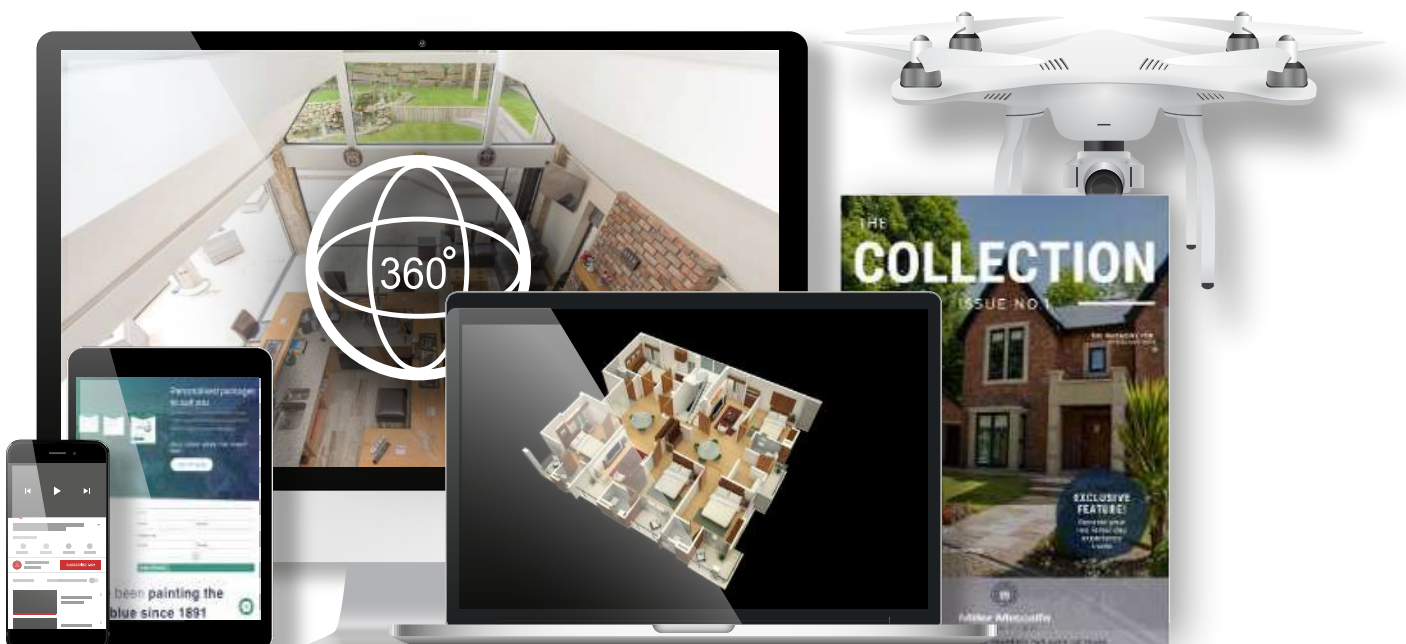
Drone Videos



3D Interactive Floorplan



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sold



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1M

Facebook
views

WHAT OUR CUSTOMERS SAY

“

My property was for sale with a local agent for nearly 2 years but had very little response. I contacted Miller Metcalfe and was very impressed with Karen and her team with their professional approach. The photographs were excellent and within a couple of weeks I had a first viewing which ultimately lead to a sale. I would recommend Miller Metcalfe to anyone looking for a competent and forward thinking agent to sell their property. I also used the solicitors they recommended which expediated the process very efficiently.

Mrs G

June 2018



”

“

Miller Metcalfe were superb from start to finish and are a very professional outfit. The service they provided was top quality and they are very approachable and professional. I would highly recommend them.

Mr McAuley

June 2018



”

“

Wow, what a professional team Miller Metcalfe have. Passionate and proactive in marketing my property which was all done with a smile, this exceptional service made my experience an absolute delight taking all the stress of property my sale of my shoulders.

Mrs DH

May 2018



”

“

Fantastic service, helped make the house buying process very quick and easy, all ran smoothly! Would definitely recommend, all the staff are lovely and helpful happy to answer any questions. Thank you so much.

Mrs Booker

May 2018



”



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DAYS

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Towers + Gornall

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Rapid expansion for long established accountancy firm

Towers + Gornall is a traditional accountancy firm with a modern outlook.

Based in the picturesque market town of Garstang, the firm has increased its team with ten new members within the last year alone. Furthermore, it has developed a wealth of services to ensure new and existing customers receive the best possible advice when it comes to their accounting and taxation needs.

"We are a very approachable and friendly company," says Mick Gornall director at Towers + Gornall. "We ensure that we work alongside businesses, both start-ups and established companies to deliver reliable business support and peace of mind. Being proactive is at the core of our values and that's why we have dedicated time to hiring the right people to carry out the high level of service we have been delivering for the last sixty years."

One of the newest additions is Kevin Taylor, senior tax manager. Kevin joined the practice in April, having previously worked at local firms in the Lancaster and Preston areas. He has brought an array of new skills to the tax department and is a true expert in this area whilst being able to explain anything to do with tax in a clear way.

"I am really enjoying working with such a friendly team in beautiful Garstang and I am already doing all I can to provide the best service when it comes to tax implications for businesses whether it's a one-man band, small, or medium business," says Kevin.

"One of the ways I am trying to be proactive is by holding a monthly tax clinic. It's completely free of charge where people can book a half hour slot and come along to ask me anything about tax."

Paying the right amount of tax is determined by personal and business circumstances, since it affects everyone differently. However, with the correct tax planning, liabilities can often be mitigated.

"Most businesses want to grow, pay less tax and become more profitable," says Kevin. "This can be achieved through careful tax planning and we're happy to hold a free consultation to get the ball rolling whether it's to do with inheritance tax, business planning, income tax or capital gains tax." Working alongside Kevin is Mandy Williams, senior client manager. Responsible for ensuring a company's or sole trader's accounts and tax returns are completed correctly, Mandy also wants to raise awareness about Making Tax Digital (MTD).

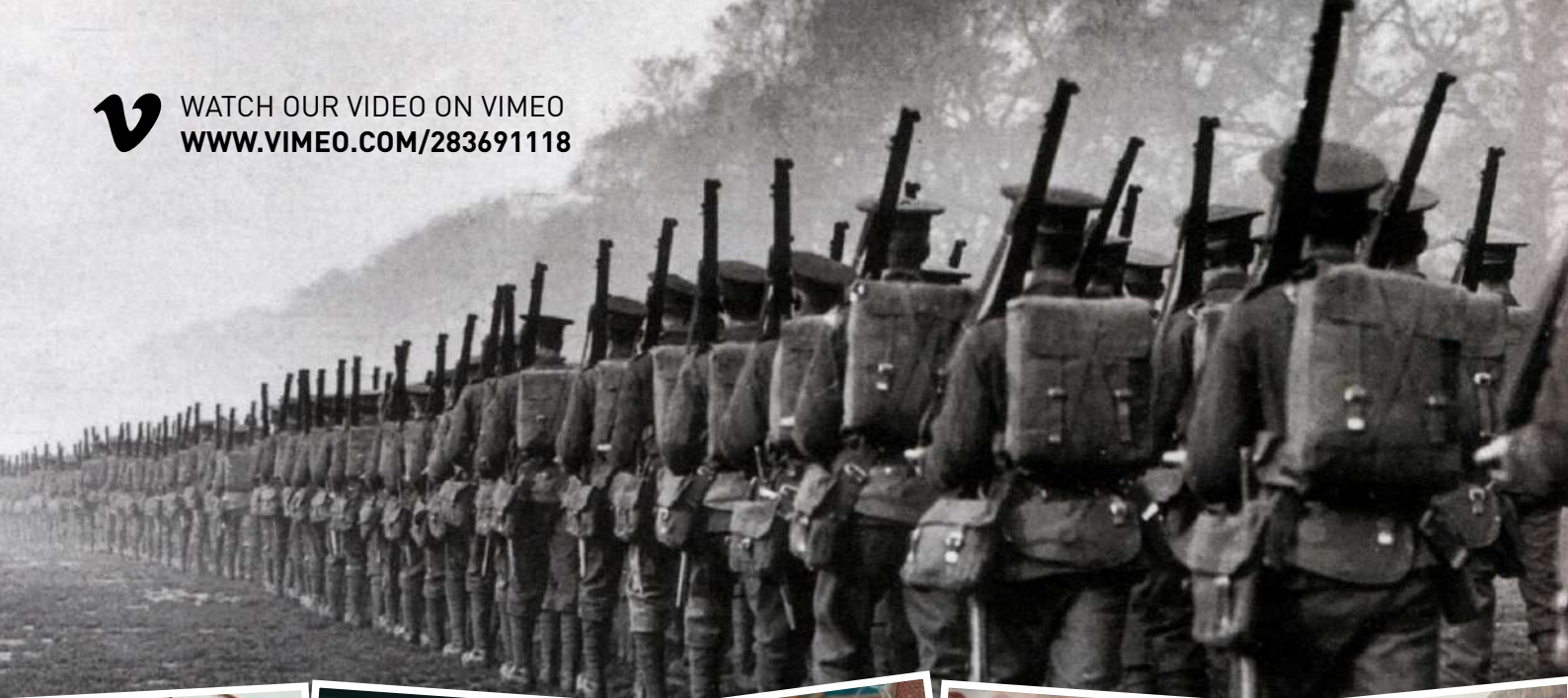


"As of 1st April 2019, every individual or business will have online access to their own personalised digital tax account. This is quite a daunting thought for some so we are holding training sessions for our clients so they can log into a cloud-based program to update their records.

"We will also have access to their account so that we can ensure that everything has been recorded correctly and our customers are supported every step of the way. This change will be here before we know it so it's essential businesses are ready." HMRC's ambition is to become one of the most digitally advanced tax administrations in the world, modernising the tax system to make it more effective, more efficient and easier for customers to comply. "We feel that we have a duty to our clients to make this transition as smooth and painless as possible. We are also ideally placed to help other businesses, who feel that they need more advice in this area."



WATCH OUR VIDEO ON VIMEO
WWW.VIMEO.COM/283691118



CHORLEY 100

**FREE
ENTRY**

CHORLEY 100
 COMMEMORATES
 100 YEARS SINCE
 THE END OF THE
 FIRST WORLD WAR

THE EXHIBITION, DELIVERED BY CHORLEY
 PALS MEMORIAL TRUST AND LOCATED AT
 ASTLEY HALL, REFLECTS ON THE SACRIFICES
 OF LOCAL WAR HEROES AND HAS A RANGE
 OF WW1 ARTEFACTS ON DISPLAY, INCLUDING
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 AN INTERACTIVE EXPERIENCE THAT TAKES
 YOU BACK TO THE WAR DAYS.

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CHORLEY PALS MEMORIAL

FOR FURTHER INFORMATION, PLEASE CONTACT
 STUART CLEWLOW THROUGH EMAIL AT SACLEWLOW@YAHOO.COM
 OR FIND HIM ON TWITTER @STUARTACLEWLOW

MORE INFO AT WWW.CHORLEY.GOV.UK/EVENTS/PAGES/CHORLEY-100.ASPX



REFLECT ON THE PAST WITH CHORLEY 100'S WORLD WAR 1 EXHIBITION AT ASTLEY HALL

The "Chorley 100" exhibition has been delivered by the Chorley Pals Memorial Trust and the team responsible for a number of successful exhibitions in the Astley Hall Coach House since 2013 including the "Chorley Remembers Experience" and "Somme 100." Two of the Trustees, local historians Stuart A. Clewlow and Steve Williams wanted to create a tribute to mark the centenary of the Armistice which silenced the guns of World War One on 11th November 1918.

The majority of the artefacts on display are from Stuarts private collection, amassed over 25 years and not normally on public display. All the items relate to service personnel, male and female, from the Borough of Chorley and includes cap badges, medals, memorial plaques, postcards, photographs, trench art and relics recovered from the actual battlefields.

With an enviable track record of delivering

highly professional and engaging displays, "Chorley 100", which was opened in April, has been very well received and has received fantastic support from the local news including Granada Reports and digital channel That's Lancashire, as well as all the local newspapers.

If anyone visiting "Chorley 100" has an interest in local military stories or World War One in general, Stuart and Steve would encourage everyone to also take the opportunity to pay their respects at the Chorley Pals statue which the Trust unveiled in 2010. The statue stands in the centre of town on the Flat Iron and has become a well recognised and respected landmark in the region. From there, one can walk towards Astley Park, through the WW1 Memorial Arch and past the Civic War Memorial, which the Trust also secured funding to restore in 2012. At the far end of Astley Park is of course Astley Hall

and it is worth noting that the entire Astley estate was opened to the public as a War Memorial park in 1924. Within the Hall itself is a Remembrance Room dedicated to WW1 and then of course the "Chorley 100" exhibition in the Coach House standing close by.

Stuart is also keen to encourage visitors to observe and enjoy the Garden of Reflection which is situated within the Walled Garden. The Garden was unveiled at Chorley Flower Show in July 2018 as a memorial to the service personnel of Chorley Borough and a commemoration of the Armistice centenary. The Garden is also a performance area for people to enjoy live entertainment as well as being a place of quiet and contemplation. The Garden incorporates a number of battlefield relics recovered from the Somme area of France and also a life size stone statue of a soldier, who is sat looking towards the stage. It certainly enhances the area and compliments the "Chorley 100" exhibition perfectly.

Recently local film maker ThinkFILM recognised the importance and value of the local military exhibition and produced a promotional video as a lasting record of the work involved and to advertise the existence of the display, which will remain available for viewing until December 2018. The film can be viewed here: www.vimeo.com/283691118

"Chorley 100" is open every Saturday and Sunday 12-4.30pm, with the additional opening times of Mon/Tues/Weds 12-4.30pm during Chorley school holidays. The exhibition is FREE of charge.



TAKE A WALK THROUGH CHORLEY'S GARDEN OF REFLECTION



VIDEO AVAILABLE TO VIEW AT
WWW.VIMEO.COM/284197128/EEDDFE0572



Chorley's Garden of Reflection, which has been funded by the Armed Forces Community Covenant Grant Scheme, was commissioned to provide a lasting memorial to the men and women of Chorley Borough who served during World War One and an acknowledgment of the centenary of the end of the conflict. The war memorials that already exist across our Borough come in all sorts of shapes and sizes, with none being the same as another and there is certainly no set rule as to what could be regarded as a superior or more suitable form of memorial than the next.

Created by multi award winning Garden Designer John Everiss, the garden has been sympathetically designed in such a way as to make a positive impact within the Walled Garden area of Astley Park, whilst not detracting from the heritage of the site. The area centres around a performance stage and with the beauty of Astley Hall as a backdrop, the scene is set for people to sit and contemplate, reflect, learn or be entertained. We don't want you to simply see the Garden of Reflection, we want you to experience it.

Life in the trenches has come to epitomise our perception of World War One and so it has heavily influenced the design of the garden. However, we acknowledge that it was a

credit to our Borough that we did in fact have representatives serving in the Royal Navy, Army, Royal Flying Corps/Royal Air Force and in countless other supporting roles. And so, far from glorifying or celebrating conflict, the Garden of Reflection commemorates the lives of all those from Chorley Borough who were a part of it.

This living memorial is engaging on all sorts of levels, for all ages and abilities and can be enjoyed by everybody. It can be a place to sit quietly and contemplate what sacrifices our ancestors made during the war and at times when the performance stage is in use, it becomes a place where we are entertained and can even then, spare a thought to appreciate that the joy and laughter we enjoy in the present, is as a result of what they fought for in the past.



The flooring is constructed from millboard similar to the duck boards found in the trenches. The dry stone walls are constructed from local sandstone, to replicate many of the local mills where the men and women who joined up would have made a living. The performance building with its giant timbers and steel roof covered by grasses evoke life in the trenches and dugouts. Look closely

and you will find small pieces of flint and brick, sourced from the Somme where our local Soldiers fought and died. In addition, as a tangible, touchable link to the conflict actual battlefield relics from the Somme and Festubert are embedded in to the wall.

Step forward into the past and along the pathway which wraps round the building, which is constructed from small Belgian pavers. Made in the same way as 100 years ago pathways such as this were familiar to our service personnel from Chorley borough, as they walked along the streets of places such as Ypres, Messines and Passchendaele. The planting within the garden is common to Britain, but also typical of the battlefields of Europe providing year round colour, interest and scent.

Take the opportunity to sit next to the stone sculpture, The Messenger, by acclaimed sculptor Thompson Dagnall. Hand carved from a large single piece of sandstone, his presence within the garden is to generate thought and contemplation; is he enjoying a performance in the garden, dwelling on the thought of sounding the bugle to signal a charge from the trenches, or has he just finished playing The Last Post in honour of fallen comrades? The interpretation of the sculpture and the garden overall is very much an individual and personal analysis.

Carved in the large quarried blocks of stone, is the words of a little known poem written during the war. Found within the military collection of local Historian Stuart A. Clewlow, the poem "A Letter to Daddy" was written by a child Mill Worker from Chorley. Although the poem is not famous by the standards of the time, all we know is that it was written by a little girl with the initials M.L. to her Father serving in action. The inclusion of the poem provides a local link to the past. It allows us to reflect upon the feelings of those whose loved ones served in the war and in the setting of the garden, we can explore the thought whether or not the Father in the poem is "The Messenger" or became one of those our messenger was mourning.

It was apparent from the start that the project had great educational potential which would enrich the message delivered by the garden itself. As a result, the Garden of Reflection has been enhanced by the production of a video documentary which explores the design process, field research across the battlefields and cemeteries in France, provides a social history aspect and of course, includes the development and construction of the garden.

John Everiss, Thompson Dagnall and Stuart A. Clewlow filmed the battlefields and cemeteries of Festubert, Serre, Bethune, Amiens and the grand Thiepval Memorial to the Missing which lists over 72,000 men who lost their lives in the Somme area but whose remains were never recovered. Wreaths were lay on behalf of the people from Chorley Borough and one very special wreath was lay on behalf of local lady 103 year old Mrs Lily Hope, whose father was killed in action in 1915.

With the supporting documentary you will be left in little doubt that the Garden of Reflection is a most fitting and poignant addition to Astley Hall & Park; after all, the estate itself was gifted to the people of Chorley and District as a War Memorial in 1924.

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PRICE  6  3
 £1,600,000  3  4  [CLICK HERE TO VIEW THE DRONE TOUR](#)

Are you looking for the ultimate period family home that has the perfect balance of character charm and a modern contemporary finish? Look no further. Situated within a large, private gated plot upon arguably one of Bolton's most prestigious roads, Crantock is a breath-taking detached residence of the highest calibre that offers exceptionally well proportioned living space, spectacular leisure facilities and extensive parking arrangements, coupled by fabulous landscaped grounds that simply must be viewed to be fully appreciated.

This beautiful property has been lovingly upgraded by the current owners to the most exacting of standards with no stone unturned in the pursuit of absolute luxury. The result is a magnificent and highly individual family friendly home which offers over 5,800 square feet of luxurious living space over three floors. Rarely do homes of this size and calibre come to the market in locations such as this and an early internal viewing is strongly recommended to avoid disappointment.







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ROADING BROOK ROAD HARWOOD, BOLTON

PRICE
£750,000



Situated within a stunning, semi-rural setting, surrounded by fabulous open countryside, this four bedroom detached family home features exceptionally well proportioned and highly versatile accommodation, set over three floors that simply must be viewed in person to be fully appreciated. Willowbank is a first class family home with particular appeal to the discerning and those seeking something rather special, individual and just a little different. Within generous private grounds, sat on the fringes of stunning Lancashire

greenbelt with far reaching views towards the Pennine Hills.

The property benefits from additional extensive lawned gardens/paddock area, adjoining Harwood Golf Course. Yet the property is well placed for a host of amenities and transport links. Willowbank has a well planned garden to the front with a sweeping drive allowing convenient access to extensive parking via a pair of double wrought iron gates and a double garage with electric up and over door.





Miller Metcalfe
PRESTIGE

BRIDGE HALL DRIVE BURY, LANCASHIRE

PRICE

£895,000



7



4



4



1



CLICK HERE
TO VIEW THE
DRONE TOUR

Simply stunning original Coachman's Corner dating back from the mid 19th century. Once upon a time the property would have formed part of Old Bridge Hall therefore the property has a wealth of history and charm. This large detached character property is set within a spacious plot of approx. half an acre with stunning landscaped gardens to the rear, large driveway to the front and double garage.

The property has been refurbished to a very high standard by the current vendors which includes a stunning hand painted kitchen with sitting area. The only way to fully appreciate this fine home is by viewing internally. The property is entered via a private road with double gated entrance with CCTV, superb entrance hallway, guest wc, four reception rooms, large breakfast kitchen with bi-folding doors providing stunning views of the garden, laundry room, fully heated indoor swimming pool with changing facilities, gymnasium, office room, master bedroom with en-suite, a further six bedrooms with two en-suite, family bathroom and a versatile attic room. The location of the property is perfectly situated close to motorway links of M60, M66 & M62 but also being positioned in a quiet location.









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THE KEEP BOLTON, LANCASHIRE

PRICE
£835,000

6 3
2 1



CLICK HERE
TO VIEW THE
DRONE TOUR

A stunning six bedroom detached residence, in a prime Heaton location, Bolton. Set within a gated development and occupying an enviable corner position, this substantial family home has much to admire. The property boasts accommodation over three floors, enjoying ample living space, and generous double bedrooms. There is a superb master suite on the top floor, with a six piece ensuite bathroom, and splendid terrace off one of the bedrooms to the first floor. Externally the property

enjoys a green and leafy outlook to the rear backing onto mature trees, and features a tiered garden, including a play area for young children. There is ample off road parking in the form of an integral double garage and driveway. The property is ideally situated for the well-regarded; Bolton and Cleveland schools, and with easy access to transport links, and Middlebrook retail park. A stand out home, in a desirable location, perfect for a large or growing family.



KENYON LANE

LOWTON, LANCASHIRE

PRICE
£735,000



A rare opportunity to purchase a family detached property, which has been extended and renovated throughout over the past three years. 'Barnside' has been modernised to an extremely high standard, with the added benefit of being positioned on a substantial plot, with views across farmland to both the front and rear.

The property boasts a bright entrance hallway area, lounge, study/play-room and feature open-plan kitchen, with dining-area and sitting area with a log-burner fire inset into a feature brick fireplace surround, which provides a homely atmosphere, whilst still benefiting from modern styling and design, a utility room and guest wc completes the ground floor. To the first floor there is a spacious Master suite and benefits from a walk-in wardrobe and en-suite, three further bedrooms and a family bathroom. The property is set within a substantial-sized plot with a driveway, leading to a tandem garage.

To the rear is an extensive garden, with planted borders and feature pond, additional wooden outbuilding, currently used as an entertaining space/games room. This property really is a credit to the current Vendors, as it has been modernised to such an impressive standard, with the added advantage of having enviable views, therefore viewing is strongly advised.







Miller Metcalfe
PRESTIGE

THE RISE, CROWTHORN





Miller Metcalfe are delighted to offer for sale this stunning stone detached residence with accommodation over four floors. The property is located in the beautiful rural setting of Edgworth and simply must be viewed to be fully appreciated. The property has been designed with striking architecture and meticulous design details to the highest standard. If you are a buyer looking for the rural life with country living being near to reservoirs, village shops, dog walking but with very easy access to motorway links and access to Bury, Bolton, Blackburn and Manchester, this is certainly the property for you. These new build properties are set just off the beaten track and all plots are full of light with open plan areas.



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MAKE SPACE FOR AUTUMN!

As we head to cooler autumn days and short evenings, adaptable furniture that works both inside and out could be the answer for turning outdoor spaces into part of the living environment.

Creating a design led look with easily movable, lightweight furniture can provide extra seating outside for barbecues, unexpected visitors or relaxed summer evenings chatting with friends as the sun goes down.

Alison Chatten, interiors specialist and designer at leading soft-fill furniture and furnishings manufacturer, the Bazaar Group, said: "With any indoor-outdoor living area, finding pieces that harmonise with your interior style, yet add a bit of vibrancy to your thriving outdoor space isn't easy.

"The 'urban palm house' trend feels spectacular both as a dramatic indoor lounge area that beckons you in, or as a sophisticated jungle-inspired garden area that friends won't want to leave.

"The Icon Urban Palm Collection is ideal to create that warm and welcoming suite, and has the added advantage of being easily moved, so people can adapt your spaces whenever extra seating space is needed."

Here are Alison's tips for choosing the perfect indoor-outdoor furniture:

- Look for furniture which is comfortable for different activities. For example, the Oria Armchair is a comfortable seat which is great for relaxing with a book, or for a supported position while you enjoy something off the barbecue.
- To create that perfect outdoor vibe, go for bright and attractive furniture with complimentary accessories such as cushions and soft throws.
- Choose furniture that is easy to keep clean. The Icon range uses comfortable, tactile materials which are designed to be wiped-clean.
- Cushions, throws and relaxed soft seating should be easy to pick up and take outside when the occasion calls for it.
- Water-resistant fabrics are important in case of sudden downpours.
- Footstools and pouffes can add extra seating, take up less space and even be used as a side table.

Icon is part of the Bazaar Group, a leading soft furnishing manufacturer based in Northumberland. As well as Icon, the Bazaar Group's brands include Leda, Eden Learning Spaces and Bambeano.

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ALFRESCO LIVING

Alfresco living is no longer reserved for fleeting summer days, too few and far between. There's a hot new trend for elaborate outside spaces that can be used all year round. Outdoor sofas allow for relaxed garden entertaining, and that's before we've even got started on outdoor kitchens, bars, fireplaces, TVs and hot tubs! It's all about embracing the Mediterranean lifestyle and making exterior spaces beautiful and useful, whatever the season.



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groundsheet and three wooden poles to keep it sturdy, there'll be no end to the adventures in this monochrome retreat.

Keep them entertained for hours on end with the kid's teepee embroidered tent. Featuring a pink panel that has been adorned with pretty flowers, this wigwam is the perfect place to play hide and seek, tell stories and build forts.

Bring a splash of colour to their bedroom along with hours of fun with the kid's teepee tent in lemon. Proving that kids' accessories can be just as cool as their grown-up counterparts, this gorgeous canvas teepee has been crafted from natural wooden poles, soft canvas fabric and finished with colourful pastel binding. This play tent would make a great garden hideaway, or the perfect spot for a teddy bears picnic whilst the 'big kids' have an alfresco dinner.

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Glamping experts, Boutique Camping, have brought their extensive knowledge of building beautiful bell tents to the play room with their new range of kid's tepee tents.

These mini tents celebrate good old-fashioned role play, which is critical for a child's development. Available in an array of designs and colourways, you are sure to find the perfect play den for your little one.

Spark their imagination and encourage them to reach for the stars with this kid's teepee tent with stars. The cool, two-tone design has been scattered with their own mini milky way and finished with a window, making it feel just like their own little house! With its own comfy

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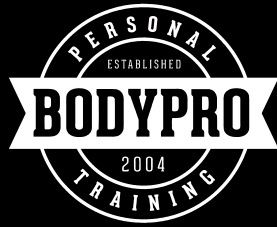
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BIRDS OF A FEATHER NEST TOGETHER

As natural nest sites such as holes in trees or old building are rapidly decreasing, why not help out a couple of lovebirds by siting a nesting box in your garden.

Wildlife subscription box company, Boxwild, have just added two bird house gift boxes to their lines, which are perfect for attracting birds to your garden.

The Bird House Gift Box is perfect for making your garden a home for our feathered friends. The gift box contains a beautiful wooden nesting box, which is perfect for small birds like blue tits and robins, along with a seed feeder, seed scoop and a regular pack of Boxwild's bird seed blend.

This makes the ideal present for someone who loves birds and is a great way to witness some bizarre bird behaviour. Just be careful not to place the birdfeeder and bird house too close to each other as not to disturb the nesting pair.

The Bird House Gift Box is perfect for making your garden a home for our feathered friends. The gift box contains a beautiful wooden nesting box, which is perfect for small birds like blue tits and robins, along with a seed feeder, seed scoop and a regular pack of Boxwild's bird seed blend.

This makes the ideal present for someone who loves birds and is a great way to witness some bizarre bird behaviour. Just be careful not to place the birdfeeder and bird house too close to each other as not to disturb the nesting pair.

If you love to hear the sound of birds tweeting in the morning, why not add a little intrigue and acoustics to the garden with the

Watering Can Bird House Gift Box. Featuring the cool yet quirky watering can nesting box, this gift box also includes a pack of Boxwild bird seed blend, a seed feeder and seed scoop and a coco feeder. Perfect for creating a stylish looking nature haven outside.

Both these boxes would make superb gifts for bird lovers at Christmas, Mother's Day or for a birthday. You can even make a last-minute order by simply printing out Boxwild's gift message card to give to the recipient on the same day. Or for those more organised, you can select a date in advance for Boxwild to send with a personalised gift message.

ABOUT NESTING BOXES:

- Nesting boxes are usually put up in the spring for small birds such as tits, as they tend to investigate nesting sites around late February. But it is never too early to put up a bird house, as some birds will use them to roost or feed during the winter months.
- Regular bird house residents include blue, great and coal tits, nuthatches, house and tree sparrows, starlings, spotted and pied flycatchers, robins, house martins, kestrels and tawny owls.

TOP TIPS FOR SITING A NEST BOX:

- Site your nest box approximately three metres up a tree trunk, wall, or the side of a shed is fine.
- Ensure your garden visitors have privacy by not placing the bird house too close to areas with high levels of activity. Birdfeeders and bird baths are highly sociable areas and will disturb nesting pairs.
- Look for a spot that has a clear flight path and is not obscured by foliage and branches.

- Once you find the perfect location, fix the nest box slightly downwards and facing between north and east. This will weather protect the house from wind, rain and strong sunlight.

ABOUT BOXWILD:

Boxwild's aim is to support and encourage the birds and wildlife in your garden throughout the year by providing varied and delicious seed blends that will supplement their natural diet. They also donate 50p from each box sold to Wildlife Charities in the UK to support the amazing work they do.

PRICES:

Bird House Gift Box - £28.00
Bird House Gift Box - Watering Can - £35.00

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The Edge is a prestigious development of fifteen high quality new homes located close to Edgworth village, in the charming rural community of Crowthorn. Formerly Crowthorn School, an esteemed educational establishment of national historic significance; the attractive stone buildings have been sensitively restored and converted into stunning new three and four bedroom family homes with individual layouts and unique character.

Its rare to find new properties for sale in Edgworth which offer the best of both worlds; surrounded by open countryside with a host of walks, reservoirs and stunning views on the doorstep yet also offering the opportunity to live in a new family home within easy reach of Bolton, Bury and just a 30 minute commute to Manchester.





COMMON LANE CULCHETH, CHESHIRE

PRICE
£650,000



Situated within less than a mile from Culcheth Village, this beautiful, modern, detached property offers spacious and flexible accommodation ideal for family living. Property has been extended and modernised to an exceptional standard throughout by the current owners.

The accommodation briefly comprises:- entrance hallway with solid wood flooring, downstairs WC, lounge, study, play-room, sun room/sitting room to the rear and bright and airy modern dining kitchen with fitted appliances and two Velux windows providing extra natural light.

To the first floor, there is a beautiful galleried landing with two windows to the front of the property, a master bedroom with fitted wardrobes and en-suite, three further bedrooms and a family bathroom. Externally to the front of the property there is ample off-road parking in the form of a driveway and a double garage, with two lawned areas, whilst there is an enclosed lawned garden which is South-West facing to the rear of the property. Viewings are highly recommended to avoid disappointment and via must be arranged via our Culcheth office.



HEATH LANE CROFT, CHESHIRE

PRICE  4 
 £500,000  3 

Are you looking for a unique and extremely spacious family home with amazing FARMLAND VIEWS? Look no further. Bradley House is beautifully designed and significantly extended home that has been named by Warrington Borough Council as a 'Locally Important Building' Situated in a idyllic setting with stunning views to the front and rear that simply must be viewed in person to be fully appreciated.

The fantastic accommodation is ideally suited for the growing family, offering a choice of well proportioned and versatile living space, coupled with large well stocked landscaped private gardens that even include an 8 birth hot tub from where awe inspiring open aspects can be appreciated. The stunning location offers a real sense of country village charm, with splendid open greenery, local shops, pubs and eateries on the doorstep. Despite this it is in fact in a prime position for major transport links including the M6 and M62 motorway networks as well as the A580 East Lancashire Road, making it ideal for those looking to commute. Rarely do homes of this caliber come to the market and as such, an early internal inspection is strongly advised to avoid disappointment.







CULCHETH HALL DRIVE CULCHETH, CHESHIRE

PRICE
£830,000



Located on one of Culcheth's most prestigious and sought after roads, lies this modern detached family property. Located close to the popular and high ranking Culcheth High School and all three of Culcheth's Primary Schools. Culcheth centre and all its amenities are also located within quarter of a mile. The property had been maintained to a high standard and briefly comprises:- Entrance hallway, lounge, dining room, study, open plan modern fitted kitchen leading through to an Orangery/ sitting room, utility room and guest wc. To the first floor there are four bedrooms, the master

benefiting from a dressing area and en-suite with a separate family bathroom. Externally the property has a garden and a driveway for several vehicles, leading to single garage at the front, whilst to the rear is an enclosed garden with planted borders and paved patio area. Benefits from CCTV to both the front and the rear of the property. Properties on Culcheth Hall Drive are rarely up for sale for very long, due to it being such a popular road, therefore, early viewing is highly recommended in order to avoid disappointment.



PLODDER LANE

BOLTON, LANCASHIRE

PRICE  4 
 £500,000  2  1

Moss Hall Farm is a truly beautiful residence which has been maintained and designed to an impeccable standard throughout, offering contemporary, spacious living accommodation within a quaint setting. Positioned on an enviable plot and not overlooked to either front or rear, you can really enjoy the peaceful surroundings whilst still having easy access to motorway links. Just a few of the highlights which this property has to offer include several parking spaces as well as a double garage.

The large kitchen diner has a range of integrated appliances with a centre island, perfect for entertaining. Take your pick from a choice of four bathroom facilities and four very generously proportioned bedrooms, all of which have fitted suites for extra storage.

The external offers a fabulous garden space which would be perfect in the summer for al fresco dining, with a decking area and flagged patio. The front has an extensive lawned area along with several parking spaces. This is a completely unique property and would make a wonderful family home for the growing family. Definitely a hidden gem.





A vibrant garden scene featuring a variety of plants. In the foreground, there are tall, thin stalks of pink and purple flowers. Behind them, there are clusters of orange and red flowers. The background is filled with lush green trees and a large, rounded tree with bright green foliage. The overall scene is bright and colorful, suggesting a sunny day in a well-maintained garden.

WHERE TO VISIT RHS Garden Harlow Carr, North Yorkshire



The story of RHS Garden Harlow Carr

The RHS merged with the Northern Horticultural Society in 2001 and, with the merger, came the acquisition of its garden, Harlow Carr.

The Northern Horticultural Society was founded in 1946 with the objective of 'promoting and developing the science, art and practice of horticulture with special reference to the conditions pertaining to the North of England'.

The Society leased 10.5ha (26 acres) of mixed woodland, pasture and arable land at Harlow Hill from Harrogate Corporation and opened the Harlow Carr Botanical Gardens in 1950. The chief aim was to set up a trial ground where the suitability of plants for growing in northern climates could be assessed and the original 10.5ha has since been extended to 23.4ha (58 acres).

Ancient hunting ground and spa

The gardens stand on what was once part of the Forest of Knaresborough, an ancient Royal hunting ground. Springs of sulphur water were discovered here in 1734 but development of the site as a spa did not take place for more than 100 years. In 1840, Henry Wright, the owner of the estate, cleaned out and protected one of the wells and four years later built a hotel and a bath house.

The hotel known as the Harrogate Arms and the land surrounding it was acquired by the RHS in 2014 and plans are in progress to restore the building, create new gardens around it and reintroduce its links with the old bath house. The wellheads in front of the bath house (at one time six wells were in use) were capped off but remain beneath the present Limestone Rock

Garden. At certain times the smell of sulphur in this area is quite distinct.

Since the merger with the RHS there have been many developments at the garden including the creation of the Montague-Burton Teaching Garden, Gardens Through Time and the Winter Walk. The Main Borders have undergone a stunning redesign and Annuals Meadows have been creatively themed using willow-woven sculptures. The Woodland has been regenerated and now includes a Rhododendron Glade full of spring-flowering bulbs. The Alpine House and £3.3m Bramall Learning Centre, one of the greenest buildings in the country, are the latest additions to Harlow Carr.

For more information, please visit www.rhs.org.uk/gardens/harlow-carr



get inspired

VISIT WWW.RHS.ORG.UK FOR TICKET INFORMATION

RHS London Spring Launch

8-10 Apr 2019

RHS Chelsea Flower Show

21-25 May 2019

RHS Garden Harlow Carr

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LODGE BANK BRINSCALL, LANCASHIRE

PRICE
£850,000

 3
  3
 6
  2

Willowgarth within Lodge Bank, Brinscall is a stunning example of a detached stone dwelling. Our clients have been behind the design of the property and the character of the original barn shines through. A very important aspect of this property is the rural location, but this has not stopped the property from being connected to mains services which is a feature seldom

associated with rural properties. The property has beautiful landscaped gardens with a substantial fish pond. Additional two outbuildings, one is currently a double garage which is ideal for conversion to an annex and kennels next door with Whelping box and kitchen. The accommodation is flexible with three to five bedrooms and four reception areas. Viewing is highly recommended.



SUDBURY DRIVE LOSTOCK, LANCASHIRE

PRICE
£1,100,000



The Lake House is one of the most prestigious houses in Lostock, set within its own impressive grounds overlooking the lake, stocked with carp and other fishes. This bespoke property was built by the current owners in 2010 offering versatile living accommodation over three floors with several reception rooms, four large bedrooms, a dressing room which can be used as a fifth bedroom, en-suite facilities, plus a large work shop with potential to turn into an annexe with wet room (subject to planning), detached garage, sun terrace covering three sides of the building with glass and stainless steel balustrades. To the lower ground floor there is a gym, snooker room and cinema/play room, along with one room currently set out as a model railway. The property uses renewable technology in the form of geothermal heat to supply under floor heating and hot water to the property, giving way to reduced running costs. The Pella windows and doors have been imported from America all with guarantees. Ideally located with easy access to Lostock train station, short drive to the M61 providing access to Manchester City Centre, Bolton School and Clevelands Prep School. Viewing is strictly via appointment only on this unique and special property.









LADY BRIDGE LANE BOLTON, LANCASHIRE

PRICE
OFFERS OVER £850,000

7 3
4 1

CLICK HERE
TO VIEW THE
DRONE TOUR

This impressive detached family residence is situated in a private yet convenient location. Immaculately presented to the highest standard throughout, combining both modern and contemporary living, the superb space simply must be viewed to be appreciated. We ask you to watch the video which accompanies these details to get a true feel of this fantastic property and everything it has to offer.



RAVENHURST DRIVE BOLTON, LANCASHIRE

PRICE ON
APPLICATION

 9
 9
 6
 2



We are honoured to market an incredibly rare and unique two spectacular properties Stepping House and Stepping Lodge. Set in their own amazing plot with own private gated entrances. Stepping House is of modern traditional design with recent upgrades to an exceptional standard throughout. Stepping Lodge is a bespoke contemporary designed property with sensational features and luxurious finishes. Both breath taking homes have been constructed to the highest of specifications with luxurious space, carefully designed to offer the ultimate in luxury with the current vendors not allowing any stone unturned in the pursuit of absolute perfection. Situated within walking distance of Bolton School and Clevelands primary and within easy access of major motorway and rail networks.





ST ANDREWS ROAD LOSTOCK, LANCASHIRE

PRICE

£1,425,000



6



5



4



3


[CLICK HERE
TO VIEW THE
DRONE TOUR](#)

Sitting within its own private gated grounds of approximately half-an-acre, having almost 6,000 square feet of exceptionally spacious accommodation, this outstanding, individually designed detached home simply must be viewed internally to be fully appreciated. The location is one of Bolton's most premier settings, within easy access to a host of amenities including both Bolton and Cleveland's private schools and is well placed for major transport links, making it ideal for commuting into Manchester, Media City and across the North of England. This beautiful property has it all and more, constructed to the highest of specifications with no stone left unturned in the pursuit of absolute luxury to include high specification security and CCTV, under floor heating, integrated audio system. As such, an early inspection is strongly recommended. The breath-taking and highly versatile accommodation comprises an open storm porch, awe-inspiring reception hall with double-winged oak staircase, cloakroom, principal lounge, formal dining room, superb family room, study, spectacular open-plan living kitchen with a wealth of high specification integrated appliances, larger-than-average utility room, additional WC, spectacular galleried landing with double doors that lead to a large sun terrace, six good-sized double en-suite bedrooms (the master with luxury five-piece en-suite bathroom and walk-in dressing room). A superb block-paved driveway is accessed via electric gates and leads to a generous three-car garage, between them offering extensive secure parking. There are large, mature, well maintained gardens to both the front and rear which are private, not overlooked and must be seen in person to be fully appreciated.





SANDY LANE BRINDLE, LANCASHIRE

PRICE
£1,150,000



CLICK HERE
TO VIEW THE
DRONE TOUR



If you are looking for space, quality and the ultimate in privacy then look no further. Ansdell is an exceptional detached residence of the highest specification that simply must be viewed internally to be fully appreciated. Set within three acres of private gated landscaped grounds the property has been designed with space and luxury at the forefront, with living space of epic proportions, additional self contained apartment, the highest quality fittings, air conditioning, whole house wired for B&O sound system and securely dog/animal proofed, CCTV and even a Helicopter landing pad. The location is surrounded by open countryside and offers the ultimate in security and privacy yet sits within easy access to a host of amenities including the local village, well renowned public and private schooling and is well placed for major transport links, making it ideal for those looking to commute. Rarely do homes of this size and quality come to the market and as such an early internal inspection is strongly recommended to avoid disappointment.

MARKLAND HILL HEATON, LANCASHIRE

PRICE
£975,000

5
2

3
1



CLICK HERE
TO VIEW THE
DRONE TOUR

No onward chain. Simply stunning detached residence set in a private grand 'The Laurels' gated development in the heart of Heaton with village life but as well being perfectly located close to Bolton School and Clevelands school. The real positive of this enviable beautiful home has to be its superb corner plot position with large gardens to rear and side. This property is presented to a very high standard throughout and simply must be viewed to be fully appreciated. In brief the accommodation comprises of a large welcoming entrance hallway with under floor heating, guest wc/cloaks, three spacious reception rooms, large open plan dining kitchen with contemporary kitchen and 'Siemens' appliances, utility room, five beautifully presented bedrooms, two with en-suites, contemporary family wet room, controlled underfloor heating to the ground floor, double detached garage and gardens to all sides.



Miller Metcalfe
WHY SETTLE FOR LESS?

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WHY SETTLE FOR LESS?



BROSELEY LANE WARRINGTON, CHESHIRE,

PRICE ON
APPLICATION

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CLICK HERE
TO VIEW THE
DRONE TOUR



Leigh Hall is a stunning residence located adjacent and overlooking the prestigious Leigh Golf Club, within the popular semi rural village of Culcheth, Cheshire, with its horseshoe driveway this imposing property stands in its own grounds and offers nine bedrooms, four reception rooms, three bathrooms, cloakroom, kitchen, utility and a cellar. Within the grounds of the property there is an additional detached Coach House, providing scope for additional living space/annexe/dual-generational living. The current owner has had plans drawn to extend and convert the property in to 13 apartments but we feel it would also make a desirable spa/hotel because of the location. This fine home has been lovingly updated and maintained by its current owners yet still retains many period features such as high ceilings, ornate coving, original fireplaces and a super stained glass window dated back to 1906. To arrange a viewing please call our Culcheth office.

BROADHEAD ROAD TURTON, LANCASHIRE

PRICE £975,000



CLICK HERE
TO VIEW THE
DRONE TOUR

'Red Gates' is the most impressive of detached family homes, set in an equally magnificent setting of Edgworth, Bolton. Previously the Headmasters' residence of Crowthorn School, which was originally founded in 1872. The school has now been converted into luxury housing, but Crowthorn village, including 'Red Gates' is steeped in history. A stone detached home, boasting five double bedrooms and five reception rooms, able to accommodate the largest of families. Dating back to the 19th Century, and with many original features still prominent throughout the property, this unique period home is sure to entice those looking for a blend of space, character and unrivalled views. Sat on a substantial plot the property enjoys beautiful extensive gardens with open far reaching views to the rear. The rear garden is southerly facing, and wraps round to the side of the property leading to a delightful woodland area with brook running through. There is further potential to add additional rooms, by converting the basement level into a two bed apartment (planning previously granted but now expired, planning no. 10/10/0493). A fantastic fit for this home would be a large family with older parents who want to live with them, but at the same time enjoy their own independence.





THE DRIVE BURY, LANCASHIRE

PRICE
£850,000

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 [CLICK HERE TO VIEW THE DRONE TOUR](#)

This Outstanding and deceptively spacious 5 Bedroom Semi Detached Property with Separate Complex/ Granny Flat situated in Beautiful grounds behind electric gates. This property really does have the Wow Factor!!! The property was built in approx. 1840 and was originally known as 'Seedfield House'. The property has been renovated and is a must see due to the accommodation which expands over three floors. The property boasts many original Georgian features and really is a truly beautiful property. The accommodation briefly comprises of Entrance Vestibule, Inner Hall, Beautifully presented Lounge, Grand Kitchen, Dining Room, Office with fitted furnitures, Guest Cloakroom, to the ground floor. To the first floor is a large landing, Three Bedrooms Master with en-suite bathroom and dressing room and Family Bathroom. To the Second Floor are further Two Bedrooms, En-Suite Bathroom and Attic Room. The property further benefits from Original Sash Windows, Private Drive with ample car parking spaces, remotely operated gates and Lovely Lawned Gardens. Viewing Essential to appreciate this Grand Property.

HEATON MOUNT

BOLTON, LANCASHIRE

PRICE
£825,000



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CLICK HERE
TO VIEW THE
DRONE TOUR

Finished to the most exacting of standards, this five-bedroomed detached Arts and Crafts-inspired former show home is ideally situated within walking distance of Bolton School and a host of other amenities and major transport links including the M61 motorway and railway networks. This truly stunning property offers a wealth of well proportioned and versatile accommodation set over three storeys and has been designed and finished with family living in mind. Set within its own gated landscaped grounds on the edge of the award-winning Heaton Mount development, this home is packed with a wealth of high specification modern luxuries, including underfloor heating. The accommodation comprises an imposing reception hall, lounge, formal dining room, sitting room/study, fabulous fitted living kitchen with dining area and stunning open-plan family room with two bi-folding doors, utility, five double bedrooms (the master and guest bedrooms have en-suite facilities) plus a luxury family bathroom. Outside, a gated driveway provides secure ample parking alongside fabulous landscaped gardens and a detached double garage.



CHAPEL VIEW TURTON, BOLTON

PRICE
£675,000



Stunning and contemporary three storey detached family home presented to the highest standard. Situated at the top of Station Road, Turton is a small exclusive gates development and enjoys wonderful countryside views. There is a beautiful bright and airy open plan living area which leads to a stunning high gloss kitchen and opens out onto a large raised decking area at the rear, to create an indoor/outdoor living space and excellent entertaining area. The property also offers four spacious double bedrooms, each with en-suite facilities. The master bedroom and bathroom are particularly eye-catching with high vaulted ceilings. Two further wc/cloakrooms are located on the ground and first floor. The ground floor could also be utilised as a self-contained annexe. Personal inspection is the only way to appreciate and is with our highest recommendation. All viewings are strictly by appointment through Miller Metcalfe.



HORROCKS FOLD BOLTON, LANCASHIRE

OFFERS OVER
£625,000



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HAWKSHAW CLOSE

BURY, LANCASHIRE

PRICE  5  3  [CLICK HERE TO VIEW THE DRONE TOUR](#)
 £780,000  2  1

Simply stunning and beautifully presented detached home in a prime location in Hawkshaw village in a secure gated courtyard development. The property is extremely spacious and has amazing open views to the rear and side. On a superb plot the current vendors have presented this property to a high standard and the only way to fully appreciate this home would be to view internally. Over 3 floors and in brief comprises of a Large entrance hallway with 'Amtico' flooring, beautiful lounge with feature gas fire, sitting room, stunning open plan dining kitchen with 'Neff' appliances, utility room, guest wc, contemporary family bathroom, 5/6 bedrooms over 2 floors, the master bedroom is a real focal point with its Juliette balcony providing stunning open views, dressing room and a large en-suite bathroom. Externally there is a double garage with a double block paved driveway, well presented lawned gardens to the front and rear.



BOLTON ROAD

EDGWORTH, BOLTON

PRICE  4  2  [CLICK HERE TO VIEW THE DRONE TOUR](#)
 £750,000  3  1

'The Manse' is a grand Victorian home, which exudes both character and elegance, in the highly regarded village of Edgworth. Occupying a prime central location, with excellent access to village amenities, the property sits on a superb plot with gardens to all sides, with stone walled perimeter and well kept hedgerows assuring privacy is maintained. Unrivalled picturesque surroundings including Wayoh and Entwistle reservoir, provide extensive country walks right on your doorstep. The property has been sympathetically renovated to a high standard by the current owners, in keeping with the age and style of this Victorian home. With high rising chimney stacks, original fireplaces, spacious rooms, and set within fantastic grounds there is plenty to admire with this individual property. A perfect home for family living and entertaining, the property boasts three reception rooms, one of which features a large wood burning stove, and a high specification breakfast kitchen with central island.

STAINFORTH CLOSE CULCHETH, CHESHIRE

PRICE
£745,000



Situated in a quiet cul-de-sac, this family property is one of only four detached properties located in this exclusive development. Despite the quiet location, Culcheth village with all its amenities is only a mile away, with Twiss Green Primary School being located less than half a mile away and Culcheth High School also being within approximately a mile. Internally the property offers an entrance reception porch, downstairs wc, entrance hallway, lounge, dining room, orangery/sitting room, modern fitted kitchen and utility room. To the first floor there are four double bedrooms, the Master and second bedroom benefiting from en-suite facilities, with the addition of a dressing area leading off the Master bedroom and a separate family bathroom. Externally there are gardens to both the front and rear and a double driveway leading to a double garage at the front of the property.



GRANGE CLOSE LOWTON, LANCASHIRE

PRICE
£650,000



A unique detached family property built in 2017 by the current Vendors to the highest of standards, this property offers a quiet location at the head of the cul-de-sac, whilst benefiting from easy access to the A580 East Lancs Road, which provides links into both Manchester and Liverpool. The property is protected by CCTV cameras and is accessed through electric gates to the front, which lead to a driveway for several cars, front garden with planted borders and single garage. To the rear of the property there is a split-level garden with planted borders and raised patio area, with remote control weather cover. Internally the property offers an entrance reception hall, study, open plan lounge with modern fitted kitchen and dining area overlooking the rear garden, utility room, additional lounge/playroom and downstairs wc. To the first floor there are three bedrooms, the Master benefiting from an en-suite shower room and walk-in wardrobe and a separate family bathroom.



EMERALD DRIVE CROFT, WARRINGTON

PRICE  5  3
 £650,000  2  2  [CLICK HERE TO VIEW THE DRONE TOUR](#)

We are delighted to offer for sale this stunning, modern detached family property, this being the former Show Home when the properties were built by Elan Homes in 2015. The property is still under the NHBC certificate and offers spacious accommodation which comprises:- entrance hallway, guest WC, lounge, dining room, open-plan modern fitted kitchen with dining and sitting-areas and a utility room. To the first floor there are five spacious bedrooms, the master having a walk-in dressing area/wardrobe and en-suite, the second bedroom also offers an en-suite and a separate family bathroom. Externally the property sits on an extensive corner plot and offers a wraparound garden to the front and side, double driveway leading to an electric double garage and enclosed garden to the rear, with paved pathway and planted borders. The property also benefits from solar panels in built into the roof and CCTV cameras for security.



RILEY GREEN HOGHTON, PRESTON

PRICE  5  3
 £500,000  3  1  [CLICK HERE TO VIEW THE DRONE TOUR](#)

Riley Green is located in a quaint, semi-rural location close to Hoghton Village and the property itself, boasts open views to the front over to the famous Hoghton Tower. This amazing property which was formally the old Police Station was completely rebuilt, only keeping the original roof which adds to the character of this impressive family home. This is a fantastic opportunity to purchase a truly stunning, family detached home that is located within breath-taking countryside, yet still within easy reach of some excellent schools for all ages, local amenities, great country pubs and just a stone's throw to some of the major motorway networks. Tower. The decof of the property is beautifully decorated and every credit goes to the current owners giving it a modern, contemporary feel and have recently added a lovely multi fuel burning stove in the main family lounge / sitting room.

ASTLEY BANK DARWEN, LANCASHIRE

PRICE
£695,000



'Ashdale' is a magnificent example of Victorian grandeur, situated on the outskirts of the West Pennine Moors, in Darwen. Built circa 1871 and with many of the original features still prominent throughout the property, this captivating seven bedroom stone detached home, displays personality and plenty of period charm. Enjoying a commanding position with superb views and a plot of approximately 2¼ acres, including stables, paddock, stream, some woodland and gardens to all sides, this distinctive residence would be perfect for large or growing families, and for those requiring equestrian facilities. Words and photos simply cannot do this 19th century family home justice, and therefore viewings are strongly advised to absorb and appreciate the many exciting qualities of this alluring period home.



STAPLETON AVENUE HEATON, LANCASHIRE

PRICE
£650,000



Set upon a superb plot in this highly sought after location of Heaton. With well renowned schools close-by, access to railway links, the comprehensive Middlebrook development and commuting links both North and South. This impressive detached family home offers unique living accommodation with a combined family home, but offering separate self contained annexe if desired. The accommodation briefly comprises; entrance porch way, hall, ground floor cloakroom/wc, three superb reception rooms with lovely garden aspects, generous kitchen and separate utility room with additional ground floor wc. This forms part of the annexe area and provides a separate family room/games room and spiral staircase leads to a bedroom with en-suite bathroom. The property enjoys four further bedrooms, one with en-suite, plus principle bathroom. There are established well screened and private gardens with a wide range of plants, trees and shrubs. There is ample driveway parking and a double garage.

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PROPERTY SINCE 1891



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