



No. 9 BELVERDERE  
HEIGHTS

## SOMETHING FOR EVERYONE

A prestigious development in Heaton, Bolton, this beautiful and spacious three-bedroom apartment forms part of a private, gated community. Situated on the first floor, spanning over 2000 square feet and with a double driveway and garage nestled in communal gardens, it offers much more than your standard apartment.

Located within striking distance of numerous country walks, sporting facilities, retail and leisure amenities, great schools, and the historic mill town of Bolton, the apartment would suit someone looking to downsize without compromising on lifestyle, professionals who love to entertain, or a growing family.

Inside, an array of light and airy rooms with high ceilings – including two with balconies overlooking the communal gardens – backdrop numerous improvements made by the current owner.

For example, they have replaced the timber window frames with DG uPVC for future-proofing and improved insulation; upgraded the central heating boiler and pump (2023); added an app-controlled Hive smart thermostat; installed a living flame fire to the lounge; connected the property to EE broadband; and replaced the gate motors and switchgear.





## QUIET & SECURE

Just off Markland Hill, pull in through the electric double gates (operated via fob, manual code entry and telephone) onto a shared block-paved driveway, where you'll get your first view of Belvedere Heights – an exclusive, brick-built development studded with large windows and a gabled roofline.



Number 9 comes with a private block-paved parking area in front of a double garage featuring a tiled floor, a WC, and a part-boarded loft for storage. A varied planting scheme of shrubs, flowers, and mature trees dotted around the gardens grants instant serenity as you arrive at a covered entrance leading into a pristine communal reception.



## WELCOME HOME

Accessible via lift or stairs to an equally well-kept shared landing, the apartment begins with a fabulously large spot-lit hallway, where white walls (which continue throughout) and light wooden laminate flooring to match the skirtings and architraves combine for a fresh contemporary feel. The hallway is so big it's currently used as a dining area at one end.



Heading through the double doors by the table, you'll discover a generously sized, carpeted living room with massive dual-aspect windows that frame the vibrant leafy trees beyond. Open the glazed door to the balcony, with its composite planks and frosted-glass balustrade, to soak in some fresh air. From here, another door connects into an identically decorated lounge, where you can enjoy some lovely scenery from another vast window and a living flame gas fire to warm your evenings. You can reach the kitchen from here as well as the hallway, suggesting the possibility of opening up the rooms to create a substantial dining kitchen if desired.





## EASY LIVING

Brightened by ceiling and under-cabinet spots and a broad window overlooking the garden, the Nolte kitchen is fitted with glossy white cabinets and luxury worktops that curve round to form a breakfast bar and has plenty of hanging space for utensils and glassware. Integrated Küppersbusch appliances include an oven with a gas hob and steel-and-glass extractor hood, as well as a microwave, fridge, and freezer.



## SUBTLE DETAILS

There's also a dishwasher that's never been used, plus a Bosch washing machine and tumble dryer in the separate utility, which lies conveniently close to the bedrooms on the other side of the apartment.



Heading there now, you'll find a second hallway leading to a fully tiled, sparkling white two-piece WC and the utility, where glossy white tiling creates a practical backdrop for matt white cabinets, extra workspace with a sink, and a useful pulley clothes airer.



Back in the hall, next to a handy airing cupboard, the spot-lit family bathroom feels very luxurious thanks to the glossy black-and-white tiling to the floor and walls. It also features a tall chrome heated towel rail to serve the bath and shower enclosure, a wall-mounted basin and a back-to-wall loo.

The two largest bedrooms lie to the front. Begin in the main suite – a lovely, spacious double with a grey carpet, lit by ceiling spots and a glazed door and windows with fitted blinds to a private balcony, where you can savour a quiet drink.

With one wall lined with double wardrobes, ample storage is on hand, while the en suite is convenient and ultra-stylish. Featuring the same high-end monochromatic tiling as the main bathroom, it comes with a deep bath, a double shower, a twin basin with angled mirrors above, a chrome heated towel rail and a back-to-wall toilet.







## REST & UNWIND

In the second front bedroom, a wall-sized window with blinds floods the carpeted double with natural light, while fitted wardrobes and furniture with reading lights and recessed spots can hold even the most extensive collection of clothes and shoes. Behind the master en suite, the third bedroom is currently used as a sunny office with a view of the tree-filled garden created by yet another giant window. With fitted blinds and a soft cream carpet underfoot, it has a restful ambience for both work and sleep.





## PEACE & QUIET

Outside, the communal gardens offer a place to wander and socialise while providing fantastic seasonal views from the comfort of your apartment. Mainly enclosed by neatly kept hedgerows and tall, mature trees, it feels wonderfully calm and private despite its proximity to so many fantastic amenities. Stroll along the pebbled pathway edging the tree and flower-studded lawn, or relax in the perimeter gardens.





## ON YOUR DOORSTEP

Heaton is a residential district of Bolton in Greater Manchester, about two miles northwest of Bolton town centre. The area is convenient for the nearby motorway network via the A666 and the M61/M60, linking you to the north and the regional hubs of Liverpool and Manchester. For journeys further afield, Bolton train station runs services to Manchester in around 20 minutes and to London Euston in 2.5 hours. For Northern line services, Lostock station is easily walkable, but the area is also well-connected by the 575/576 bus routes.

A delightful historic mill town, Bolton itself is home to numerous essential amenities, including all the major supermarkets, discount stores, and multiple retail parks providing a myriad of goods and services, with Middlebrook Retail and Leisure Park only 10 minutes by car. Of course, you'll also find many excellent restaurants and eateries in the vicinity, along with health and leisure facilities, doctors, pharmacies, and hospitals.

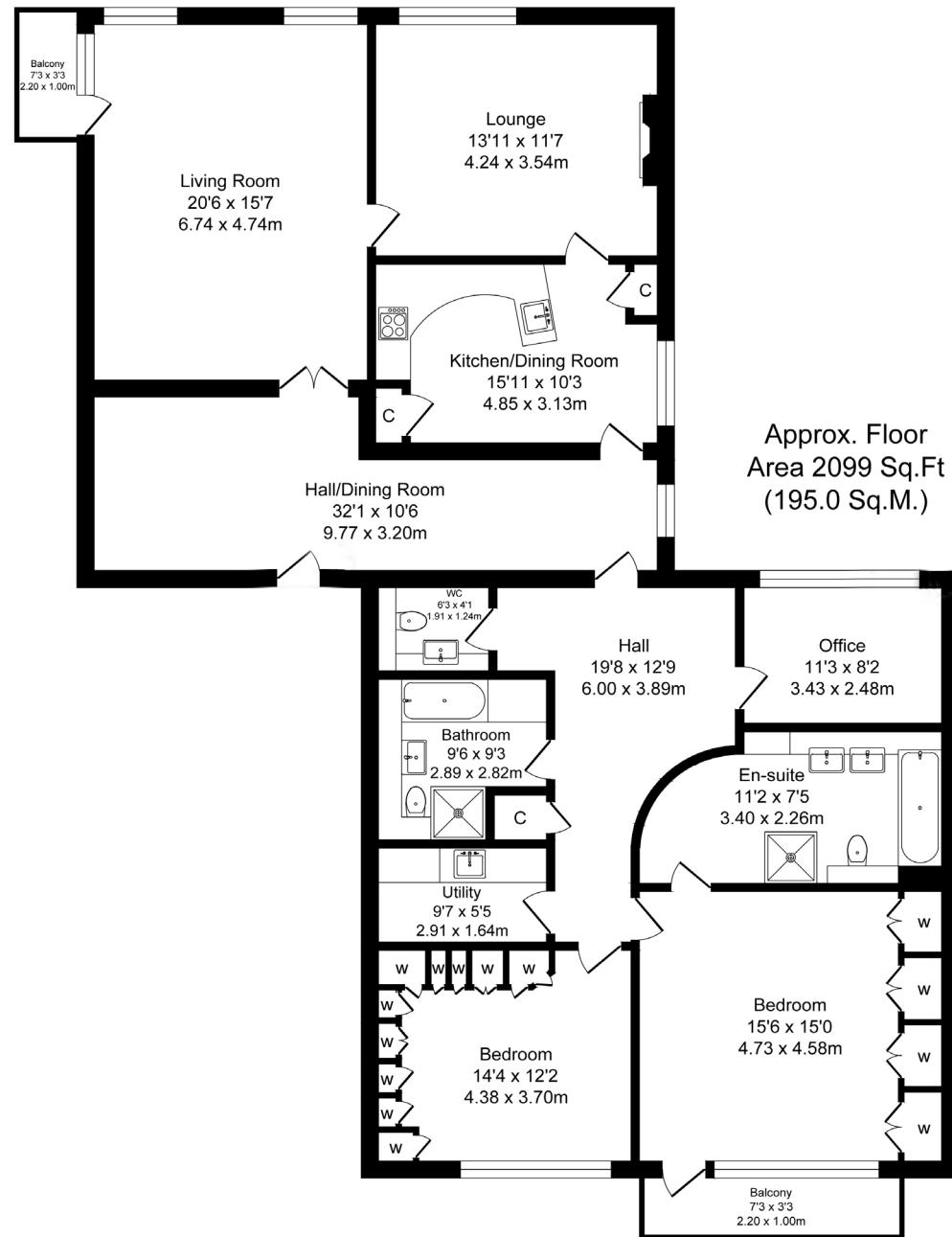
The area is also great for those who love the outdoors, with many sought-after sanctuaries within the nearby West Pennine Moors only a short drive away – the Rivington and Walker Fold estates are just two examples – or continue on to the Lake District and the Yorkshire Dales.

There are numerous golf courses and beautiful parks to explore. And there is the David Lloyd gym and recreation centre. Markland Hill Racquets Club, Bolton Arena Sports Village, BWFC at Middlebrook, and Hayley Mathieson's pilates classes are also great ways to keep yourself entertained and healthy.

In addition, many of our local sellers have recommended The Victoria Inn (Fanny's), Retreat, Bob's Smithy or the newly refurbished Blundell Arms for a glass or a bite. Alternatively, pop to Luciano's and Café Italia for coffee or No 19 at Regents Park Golf Club (dog-friendly) for a decent breakfast.

Only a mile down the road, you'll find Bolton School, a popular independent that offers a co-educational nursery, co-educational infant school, single-sex junior schools and single-sex senior schools, including sixth forms.

Several well-regarded state primaries and secondary schools populate the neighbourhood, including Tender Years Day Nursery, St Thomas of Canterbury, (Ofsted-rated 'Good') and the 'Outstanding' Markland Hill Primary just down the road. Clevelands Preparatory School is only three minutes on foot.



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## KEY FEATURES

- Unique three-bedroom apartment spanning over 2000 square feet within a private, gated community.
- Near scenic country walks, excellent shopping facilities, and convenient transport links.
- Enhanced with double-glazed uPVC windows, a new central heating system (2023), and smart Hive thermostat for modern living.
- Secure & Serene: Benefit from peace of mind with electric double gates and surrounded by tranquil gardens.
- High ceilings, light-filled rooms with balconies, and a contemporary design that creates a fresh, welcoming atmosphere.
- Beautiful kitchen with separate utility/laundry room
- Private and communal gardens with mature plantings and pebbled pathways, offering a perfect spot for relaxation and socialising.
- Large double garage with private driveway

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9 BELVEDERE HEIGHTS, BOLTON, BL1



WATCH  
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BURTON JAMES

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