



Whins Crest

Lostock

Miller Metcalfe
Every step of the way

Whins Crest

Lostock

Detached



4



2

EPC Rating - C

*** SPLIT-LEVEL DETACHED HOME IN CENTRAL LOSTOCK WITH UNRAVALLED VIEWS & ATTRACTIVE GARDENS, NOT OVERLOOKED TO FRONT OR REAR ** POTENTIAL TO EXTEND TO THE SIDE ** (subject to the relevant planning)

Looking for something unique, individual and unlike anything else on the market?

Standly proudly in an elevated position on Whins Crest and perfectly positioned just off Chorley New Road, the property is located in some of Lostock's finest surroundings and is well positioned for Bolton School amongst several other fantastic amenities the area has to offer. Middlebrook retail park is minutes away by road and if you fancy leaving the car at home there's plenty of traditional pubs and restaurants quite literally on the doorstep. For those that need to commute, the M61 motorway is local and will offer strong links to East Lancashire, Manchester, Liverpool and beyond.

The property, which is a split-level detached home and must be viewed in person to be appreciated. Currently used as a four-bedroom property with separate living quarters downstairs. Take advantage of a spacious upper floor with a bright and airy lounge and diner space with floor to ceiling windows allowing the natural daylight to stream through the windows, a perfect area to sit, relax and unwind after a long day with views to swoon over.

The sleek, high gloss modern fitted kitchen with a range of wall and base units with host of integral appliances to include, fridge, freezer, dishwasher, hob & oven with contrasting quartz worksurfaces. Electric operated black out and security shutters.

The master bedroom is located on the first floor with fully fitted bespoke furniture to include, drawers, dressing table and headboard with an additional four-piece en-suite. There are further two bedrooms on this floor, both with bespoke fitted furniture, both double in size with electric operated black out and security shutters. The three-piece family bathroom completes this floor.

Take the stairs down to the ground floor, you'll find the fourth bedroom/guest bedroom with fitted wardrobes and three-piece ensuite. This room is ideal if you have family staying with you regularly or perhaps work from home and need a base to work from. A handy utility with a range of fitted units, plumbed for white goods with sink and access into the attached garage with electric door, water, power & light and suitable to park two vehicles or perfect for storage.

Pull up on the block paved driveway, knowing parking will never be an issue here as the kids grow older. The laid to lawn garden area to the front with a split-level garden to the side with an abundance of well-established plants & bushes, giving access to the private rear garden with a large patio area and a raised laid to lawn. Storage area and hose pipe connection.





TENURE

Leasehold
Lease Start Date
18/11/1973
Lease End Date
01/04/2860
Lease Term
998 years from 1 April 1862

COUNCIL TAX

Band: F
Annual Price: £2,831

MOBILE COVERAGE

EE - Medium
Vodafone - Medium
Three - High
O2 - High

BROADBAND

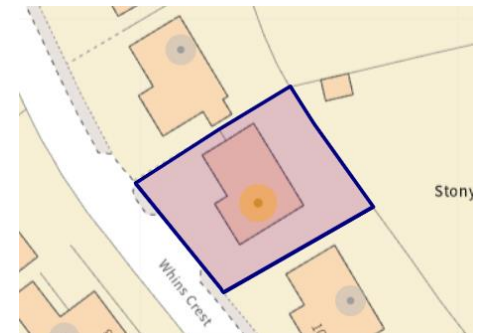
Basic 23 Mbps
Superfast 72 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - Yes

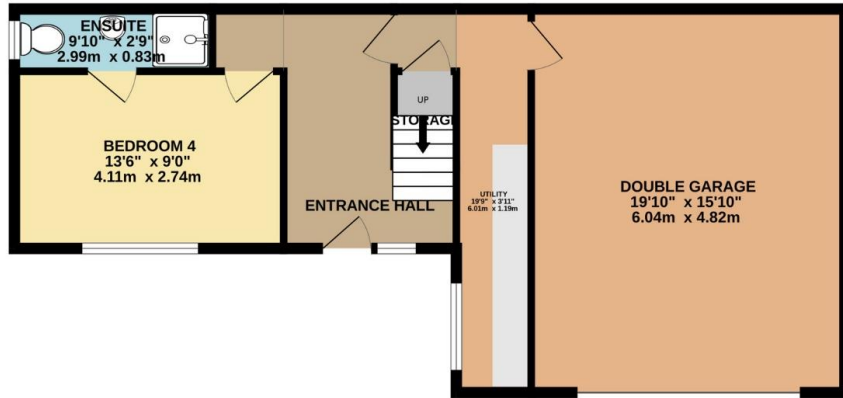
AGENT NOTES

The boiler was replaced on 8 June 2023 by British Gas, and this carries a 5-years guarantee subject to it being serviced every year.

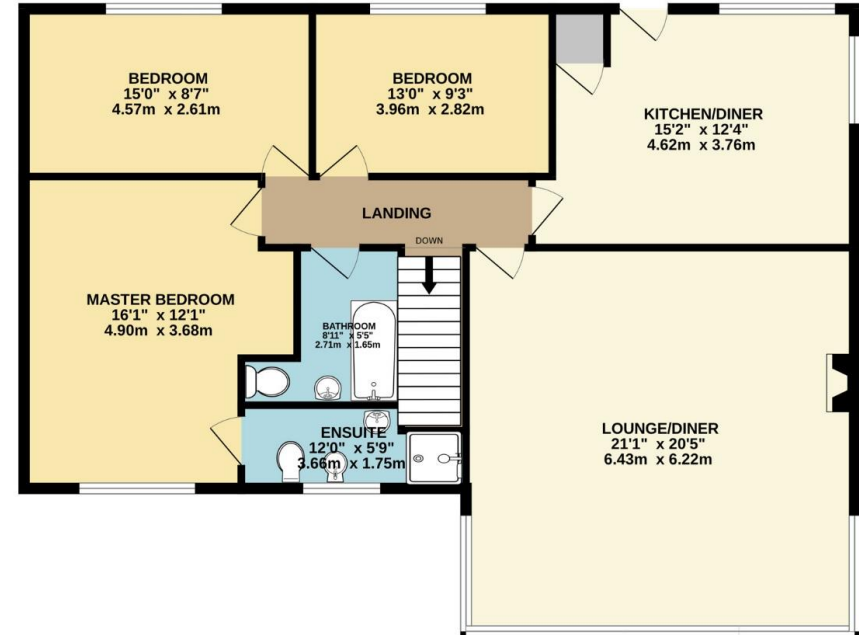




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.