



Brinksway
Lostock, Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

Have you been searching in for vain for the perfect family home, a place where all the family can reside under one roof with an abundance of space? Then look no further.... Welcome to Brinksway the perfect balance of modern and contemporary living with a cutting-edge design.

Standing on a generous and mature plot this impressive, detached residence is of the highest calibre and simply must be viewed to be appreciated. This property has the WOW factor, the current owners have extended & renovated to create the magnificent property you see today to the most exacting of standards. This is a sight for sore eyes! The property has the benefit of under floor heating to the ground floor throughout. Offering exceptional well-proportioned and highly versatile accommodation that is ideally suited to a modern growing family.



Entrance Hall

On entering the property, to the left you have a glimpse of the garage with a full glass viewing panel door and window and a handy cloakroom. The underfloor heating flows from the hall into the ground floor space. A handy WC on the right services the ground floor accommodation and glass balustrade staircase leads to the first floor.

Reception Rooms

There are two reception rooms. There is a stunning lounge with feature window overlooking the rear garden and inset feature lighting, unique in style and shape. A separate lounge with front facing windows, this is also large in size and is versatile, could be used as a playroom or formal dining room.

Open Plan Kitchen, Dining & Orangery

Open Plan Kitchen, Dining & Orangery - The property boasts a superb open plan kitchen, dining, and Orangery. The kitchen is modern contemporary and stylish, fitted with gloss finish units and a feature curved island central unit with crackled glass breakfast bar area, granite working surfaces completes the look. Integrated Neff appliances with double oven, separate hob with extractor over and integrated dishwasher. The room opens up to the dining area which is a superb open plan entertaining space and provides access to a bespoke Orangery with glass ceiling and windows overlooking the garden. The Orangery has steps that leads down from the dining area and features a glass vaulted lantern ceiling and is a truly fabulous room.



Landing

Stairs to first floor landing with front facing window, a spacious landing with a feature glass balustrade.

Master Suite

The master bedroom is a truly stunning room which has double glazed bi-folding doors with Juliet balcony which overlooks the garden. A contemporary open plan bedroom and oval shape free standing bathtub with chrome fittings a plus separate dressing room. There is potential for a separate WC just off the dressing room.







Bedrooms In The Main House

There are two further bedrooms each are unique in shape and size, generous and proportioned, both with bespoke fitted wardrobes, bedroom two overlooks the front aspect of the property and has potential to install a ensuite facilities in this room, bedroom three overlooks the rear property with a Juliet balcony.

Bathroom

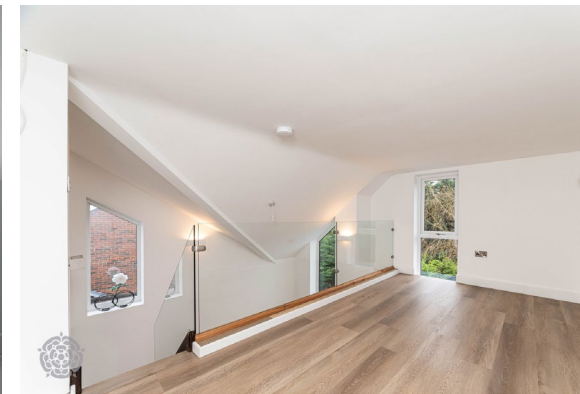
Beautiful showcase bathroom with oval shaped bath, inset sink to vanity unit, back to wall wc and double shower unit. Beautiful tiling to walls and flooring with under floor heating.

Bedrooms In The Extension

Accessed from the main house off the landing or with its own separate entrance from the front. Three additional double bedrooms all with a mezzanine level, Bedroom four has its own ensuite and the other two bedrooms are serviced by the additional three-piece shower room. All the rooms have different facing aspects. A self-contained kitchen area comprising, oven, hob and a range of wall and base units' services this aspect of the property. A perfect area to use for multi-generational families, or to use as an Air BnB.

Detached Annexe

There is a detached annexe which provides additional accommodation if desired as it features an open plan lounge, bedroom and a kitchen area with tiled flooring and built in storage. Attractive fitted kitchen with single drainer sink unit, separate shower room with back to wall wc, shower unit, inset sink to vanity unit and tiled flooring. Double glazed sliding patio doors lead to the garden. This room could be used as it is or could be used as an office or gym if desired.





Gardens

A large block paved sweeping driveway that offers exceptional parking facilities and in turn provides access to the double garage. The spectacular mature gardens, which can be found to the rear of the property are landscaped, laid mostly to lawn along with a variety of well stocked and maintained shrub and floral displays, complemented by Indian stone flagged patio and composite decked area. The gardens are exceptionally private and must be seen in person to be fully appreciated.

Location

Widely regarded as one of the more superior areas of Bolton, Lostock has always been popular with home buyers due to the proximity of renowned schooling including both Cleveland's and Bolton School. It is also well placed for major transport links including the M61 and Lostock railway station, providing excellent commuter access into Manchester and Salford Quays. Other local amenities that are easily to hand include the Victoria Inn & Retreat, the popular Middlebrook retail development and Bolton town centre.

Tenure

Tenure : Leasehold
Lease Start Date : 18 May 1983
Lease End Date : 01 Apr 2974
Lease Term : 999 years from 1 April 1975
Lease Term Remaining : 950 years

Council Tax

Band: F
Annual Price: £2,831

Mobile Coverage

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

Broadband

Basic: 7 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

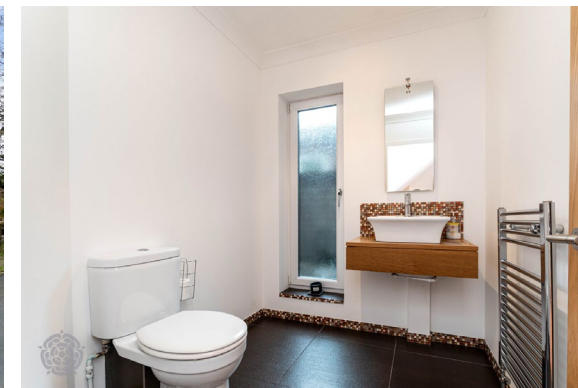
Satellite / Fibre TV Availability

BT - High
Sky - High
Virgin - High

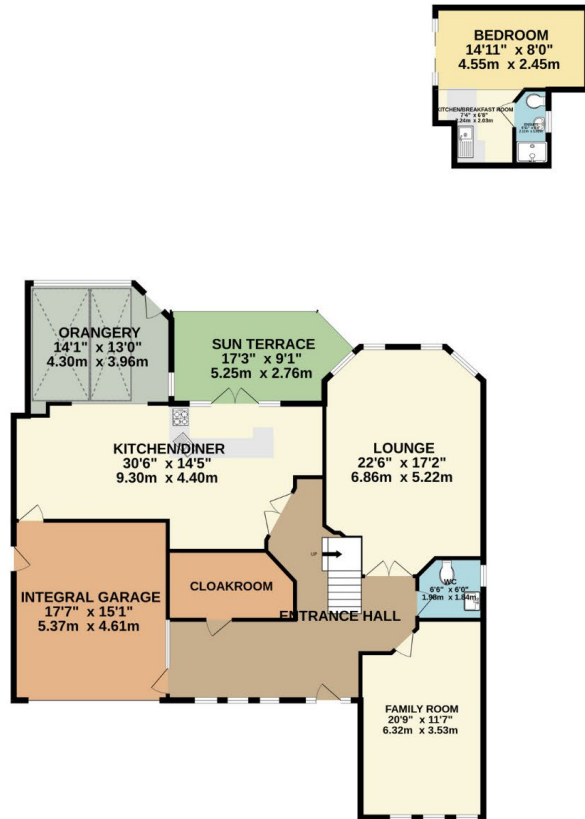
Agent Notes

The property is awaiting a completion certificate for building regulations.

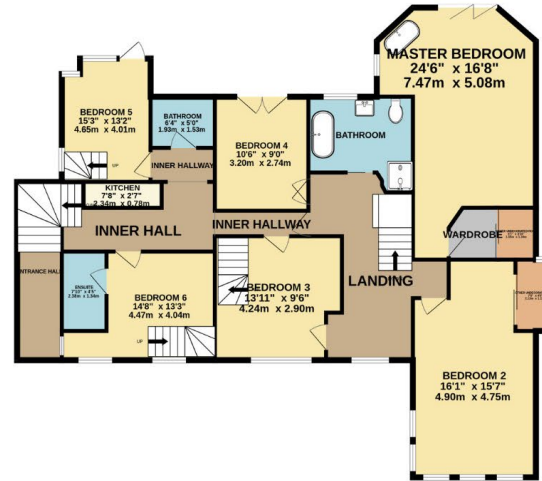
EPC Rating - To be confirmed



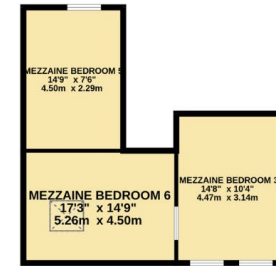
GROUND FLOOR
1930 sq.ft. (177.4 sq.m.) approx.



1ST FLOOR
1588 sq.ft. (147.5 sq.m.) approx.



2ND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 3952 sq.ft. (367.2 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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