



*The Woodlands*

Lostock



**Miller Metcalfe**  
PRESTIGE

SINCE 1891



This deceptively spacious four bedroom detached requires internal inspection to fully appreciate the views afforded by the floor to ceiling window to the rear of the property overlooking the magnificent garden. This well presented family home is located on one of the more respected and sought after roads in the area which allows for excellent access to junction 6 of the M61 motorway, Lostock train station, which is itself on the mainline to Manchester, two golf clubs, excellent schooling including Bolton School and Cleveland's preparatory school plus the wide ranging facilities and amenities of the Middlebrook Retail and Leisure park. The current owners have extended and remodelled the ground floor to create a stunning open plan area which enjoys the woodland garden as its main focal point. The accommodation is further enhanced by four bedrooms to the first floor, the master having an en suite shower room, and a main family bathroom. Externally the property has a block paved driveway leading to the integral garage which could potentially be utilised as further accommodation if required.



## *Local Authority/Council Tax*

Bolton  
Band G Annual Cost £3266.00

## *Tenure*

Freehold

## *Satellite/Fibre Tv Availability*

BT  
Sky  
Virgin

## *Broadband*

Basic: 6 MBPS  
Superfast: 80 MBPS  
Ultrafast: 1000 MBPS









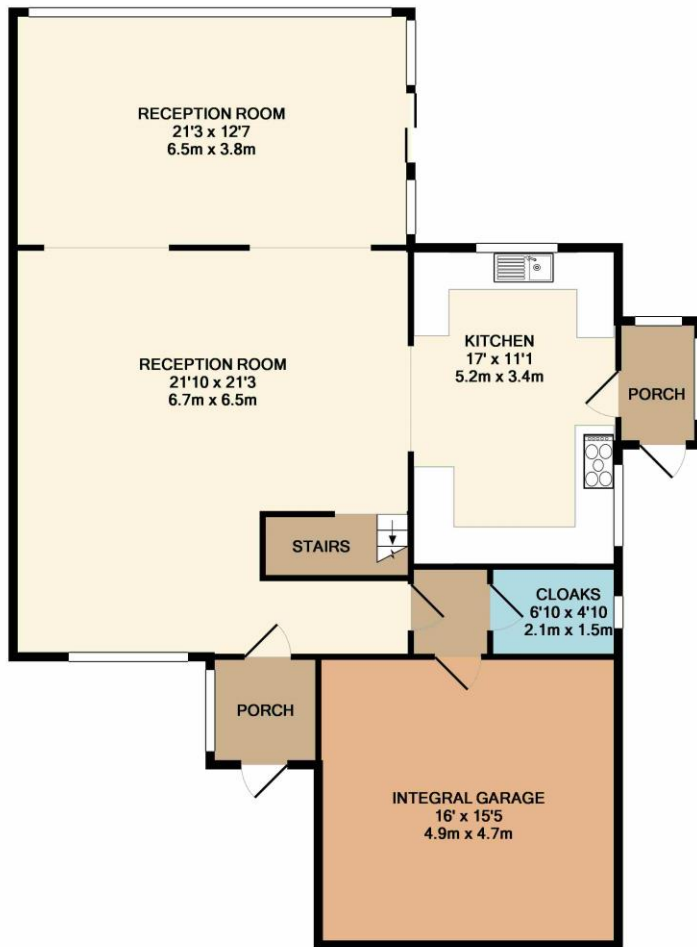




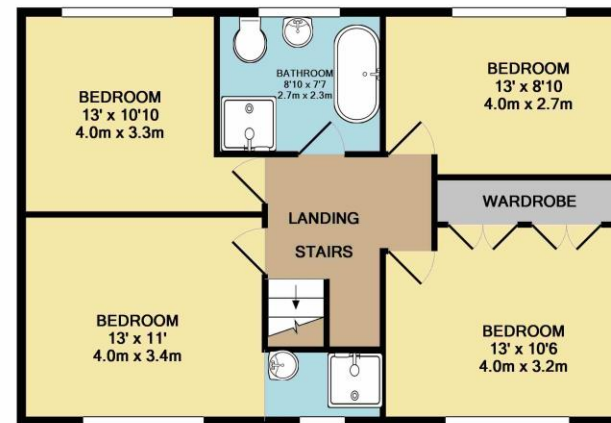


EPC Rating - D





GROUND FLOOR  
APPROX. FLOOR  
AREA 1279 SQ.FT.  
(118.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 705 SQ.FT.  
(65.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1984 SQ.FT. (184.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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2-10 Bradshawgate

Bolton, BL1 1DG

T : 01204 535353 | WWW.MILLERMETCALFE.CO.UK