



Briksdal Way
Lostock



Miller Metcalfe
PRESTIGE

SINCE 1891

Standing within its own stunning private landscaped grounds upon the ever-popular executive surroundings of Briksdal Way, just off Chorley New Road, this extended detached home has been tastefully modernised to the most exacting of standards. Offering exceptionally spacious and highly versatile living space, coupled with breathtaking outdoor space rarely found in homes of this type, that has been designed specifically with low maintenance in mind and simply must be seen in person to be fully appreciated. This wonderful home would suit those with growing families as the location is within close proximity to both Bolton and Cleveland's private schools as well as within the catchment areas of other renowned local schooling. It is also well placed for a host of amenities and major transport links, making it ideally suited for commuting into Manchester and across the Northwest. Rarely do homes of this size and calibre come to the market in such unique locations, an early internal viewing is strongly advised to avoid disappointment.



Accommodation

The generous, well-proportioned, and versatile, accommodation comprises a spacious reception hall, cloakroom/wc, light and airy principal lounge, formal dining room, separate sitting room, a stunning open plan fitted breakfast/ kitchen to the ground floor. On the first floor a generous landing gives access to four good sized fitted double bedrooms (the master benefits from a dressing area & luxury en-suite facilities) alongside a further wonderful four-piece family bathroom servicing the additional three bedrooms. The property is situated within a generous plot having a substantial block paved driveway and double garage that provide extensive parking arrangements whilst the awe-inspiring gardens to the rear are over average in size, being tastefully landscaped with low maintenance in mind and offering fabulous outdoor space, ideal for al-fresco entertaining.

Location

Widely regarded as one of the more superior areas of Bolton, Lostock has always been popular with homebuyers due to the close proximity of well renowned schooling including Bolton School and Cleveland's. 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 ever-popular Middlebrook retail development and Bolton town centre.





Reception Rooms

The property is accessed via a sizable reception hall that has stairs that rise to the first-floor accommodation. The principal lounge is light and airy having sliding patio doors that lead into the sizeable conservatory, this space offers an outlook and access to the wonderful rear gardens. An additional sitting room offers yet more versatile reception space, with a floor to ceiling window offering a stunning view over the rear garden and providing an alternative area for relaxing. A further dining room offers a more formal area for entertaining and being located adjacent to the kitchen makes the layout ideally suited to modern family living.





Breakfast Kitchen

The hub of the house is the breath-taking kitchen which is fitted with an extensive range of quality French solid Oak wall and base units comprising cupboards, drawers, and contrasting Corian work surfaces alongside a variety of Neff integrated appliances. This space offers more than enough room for cooking and informal dining alike making it ideally suited to modern lifestyles.





Master Suite

The sumptuous master suite comprises a large double bedroom with dual aspect windows overlooking the front and towards the rear aspect overlooking the gardens. Lined with bespoke fitted wardrobes that provide extensive storage space into the dressing area. The en-suite is completed by a well-proportioned three-piece bathroom comprising a shower enclosure, wash basin and wc, ample storage, complemented by attractive tiled floor and wall coverings.

Bedrooms

There are three further good-sized double bedrooms that all feature bespoke fitted furniture that offer useful storage space. Each room has its own unique style and character.





Cloakroom/WC And Family Bathroom

Located off the reception hall, a cloakroom/wc ideally services the ground floor accommodation, while on the first floor, a family bathroom can be found which has three pieces comprising a shower over the bath, wash basin and wc, complemented by attractive tiled floor and wall coverings.





Gardens

The property is set within a generous plot where a large driveway provides ample parking and in turn offers access to an over average sized double garage. This provides yet more secure parking and extensive exterior storage space. To the rear of the property there are stunning, exceptionally large gardens which have been tastefully landscaped to the highest of standards. They are private and not overlooked, providing an excellent outside space, ideal for children's play, relaxing and outdoor entertaining, complemented by a natural water feature, Bessy Brook which gently flows through the garden providing a sense of calm and tranquillity. Adjacent to the breakfast kitchen a cozy courtyard area, providing a tranquil spot for outdoor dining or morning coffee. The gardens simply must be viewed in person to be fully appreciated.



Tenure

Leasehold

Lease End Date - 01 Apr 2984

Lease Term - 999 years from 1 April 1985

Lease Term Remaining - 960 years

Council Tax

Band: G

Mobile Coverage

EE - Medium

Vodafone - Unknown

Three - Medium

O2 - Medium

Broadband

Basic - 21 Mbps

Ultrafast - 1000 Mbps

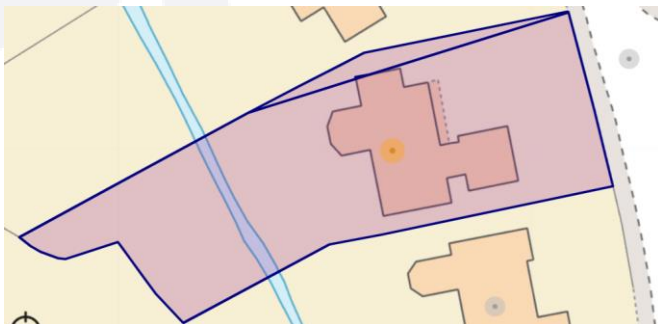
Satellite / Fibre TV Availability

BT - Yes

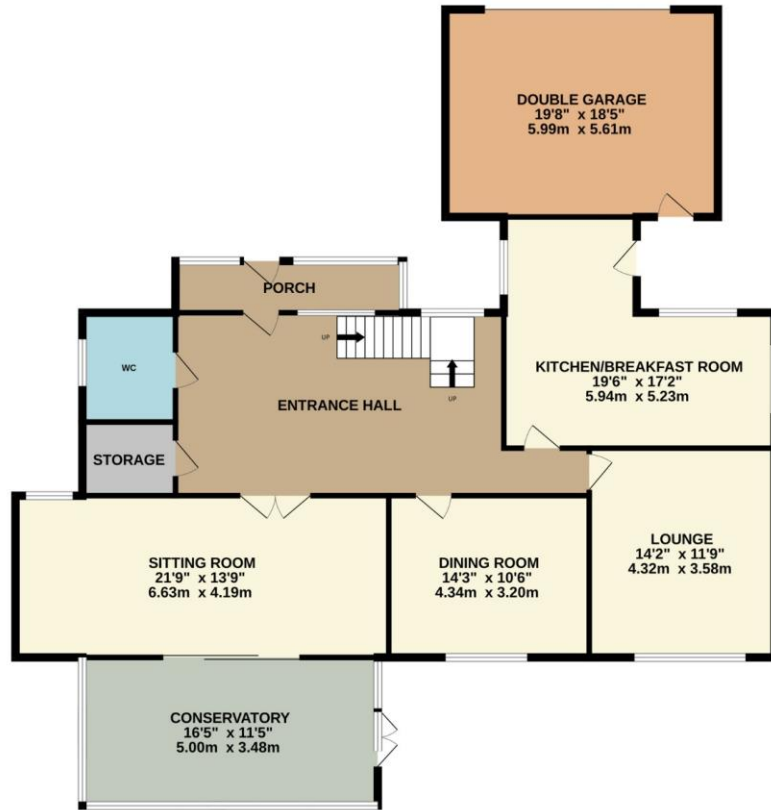
Sky - Yes

Virgin - Yes

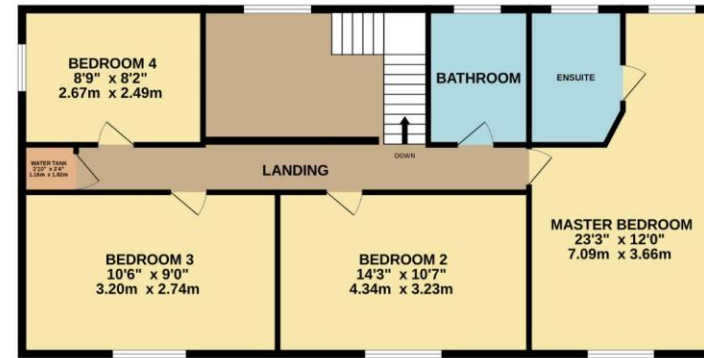
EPC Rating - To be confirmed



GROUND FLOOR
1850 sq.ft. (171.9 sq.m.) approx.



1ST FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 3023 sq.ft. (280.9 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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