



1 Ellonby Rise

Lostock, Bolton, BL6 4NR



EDWARDS
BESPOKE

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£800,000

AN EXQUISITE DETACHED RESIDENCE OVER FOUR FLOORS – INSEPCION ESSENTIAL

Impressive five bed executive detached residence, situated within this exclusive private courtyard setting behind electronically operated wrought iron gates, and shared by just two other similarly high profile properties. This lovely home is positioned within the highly regarded locality of Lostock, boasting lovely local countryside virtually on the doorstep, whilst benefiting from excellent motorway and rail links, as well as being ideally placed for access to the finest schooling the area has to offer, including Cleavelands Preparatory and Bolton School.

The substantial family accommodation has been thoughtfully designed and arranged over four floors, briefly comprising: Ground Floor - Reception Hallway, cloaks/WC, dining room and fitted dining kitchen. Lower Ground Floor - Hall, utility room, games room (possible cinema room), gymnasium with shower room, sauna and steam room. First Floor - Landing, large family lounge, sitting room/snug, impressive master bedroom suite with dressing room and an en-suite bathroom, and a further bedroom. Second Floor - Three further bedrooms, an en-suite shower room and a family bathroom.

Externally, there are good-sized garden areas to the front and rear elevations, and an integral double garage. Internal inspection is essential to appreciate all that this executive home has to offer.



Dining Kitchen (Ground Floor)



Games Room (Lower Ground Floor)



Gymnasium (Lower Ground Floor)



Family Lounge (First Floor)



Formal Dining Room (Ground Floor)



Master Bedroom Suite (First Floor)



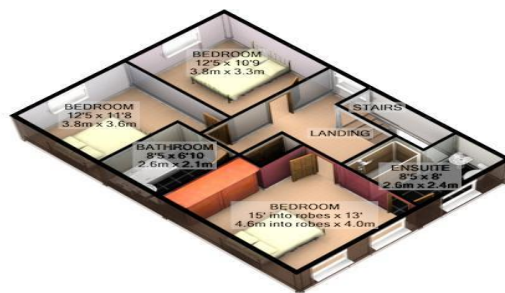
Master En Suite (First Floor)



Family Bathroom (Second Floor)



Guest Bedroom / En Suite (Second Floor)



TOTAL APPROX. FLOOR AREA 4583 SQ.FT. (425.8 SQ.M.)


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.