



Low Rid Princess Road, Lostock, Bolton, BL6 4DS

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**Low Rid Princess Road  
Lostock  
Bolton  
BL6 4DS**

Welcome to this stunning detached house located on Princess Road in the sought-after area of Lostock, Bolton. This impressive property boasts not one, but two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with the family. With a total of six generously sized bedrooms, there is no shortage of space for everyone in the family to have their own private retreat. Additionally, the property features four modern bathrooms, ensuring convenience and comfort for all residents. This beautiful house is the epitome of luxury living, with its detached structure providing privacy and tranquillity. The elegant design and well-maintained exterior of the property are sure to impress even the most discerning buyers. Located in the charming area of Lostock, residents can enjoy the peace and quiet of suburban living while still being within easy reach of local amenities and transport links. Whether you're looking for a spacious family home or simply want to indulge in a lavish lifestyle, this property offers the perfect blend of comfort and sophistication. Don't miss out on the opportunity to make this exquisite house your new home. Contact us today to arrange a viewing and experience the beauty and elegance of Princess Road for yourself.

Low Rid is the height of modern luxury living that simply must be viewed internally to be fully appreciated. The property is situated within superb private gated grounds which overlook the 5th tee of Bolton golf course, built to the highest of specifications and boasting over 3,000 square feet of spacious living accommodation, this individually designed detached family home offers a wealth of well-proportioned living space suitable for all ages, alongside stunning private gardens and benefitting from a large area of secure parking. The Property is located is within one of Bolton's most prime settings and is within easy access to a host of amenities including both Bolton and Cleveland's private schools and is well placed for major transport links, making it ideal for commuting into Manchester, Media City and across the North of England. The accommodation comprises: Entrance hall, cloakroom/wc, principal living room with feature fireplace, separate sitting room, large bespoke living kitchen with integrated appliances and a useful utility room to the ground floor. On the first floor there is a simply stunning orangery which offers a spectacular view of the rear garden and golf course, superb master suite with large bedroom, fitted dressing room and five piece en suite bathroom, two further bedrooms both with en-suite shower rooms along with a fitted study can also be found. On the second floor three further good sized double bedrooms (one currently used as a gymnasium and a luxury family shower room. Externally the property is accessed via remote gates to a extensive block paved driveway leading to a large detached double garage providing excellent secure parking for several vehicles. The impressive gardens are private, being not overlooked providing a superb place to unwind with your favourite tittle. Only by viewing this magnificent property can you truly come to appreciate the size, position and quality on offer.





## Ground Floor

### Entrance Hall

Built in range of storage cupboards with hanging space and drawer storage, double radiator, tiled flooring, coving to ceiling, stairs to first floor landing, double glazed entrance door with matching side panels, double door to Family Room, double door, double door to:

### Lounge

27'8" x 13'2" (8.43m x 4.02m)

UPVC double glazed bay window to front, living flame effect gas fire set in marble surround, two double radiators, coving to ceiling.

### Family Room

15'11" x 13'3" (4.85m x 4.05m)

UPVC double glazed bay window to front, double radiator, laminate flooring, coving to ceiling.

### Cloakroom

Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with drawers and mixer tap, low-level WC and half height tiling to all walls, heated towel rail, extractor fan, wall mounted mirror with recessed LED lighting, ceramic tiled flooring.

### Living/Kitchen/Diner

11'11" x 33'11" (3.63m x 10.34m)

Fitted with a matching range of black base and eye level units with underlighting, drawers and contrasting black granite worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge, freezer and dishwasher, built-in twin electric fan assisted ovens, five ring gas hob with feature extractor hood over, built-in microwave, four uPVC double glazed windows to rear, two double radiators, karndean flooring, uPVC double glazed french doors to garden, door to:

### Utility

5'4" x 8'9" (1.62m x 2.67m)

Fitted with a matching range of base and eye level units with underlighting and complementary round edged worktops, stainless steel sink unit with mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, radiator, karndean flooring, uPVC double glazed side door to garden.

## First Floor

### Landing

Carpeted stairs to second floor landing, door to:

### Orangery

Two uPVC frosted double glazed windows to side, two uPVC double glazed windows to rear, uPVC double glazed window to rear with views of golf course, two uPVC double glazed windows to side, three radiators, uPVC double glazed patio door, door to:



### Master Suite

14'3" x 13'5" (4.35m x 4.09m)

Fitted matching dressing table, bedside cabinets and drawers, double radiator, coving to ceiling, door to:

### Dressing Room

6'0" x 13'5" (1.84m x 4.09m)

Fitted bedroom suite with a range of wardrobes four fitted double wardrobes with hanging rails and shelving, radiator, door to:

### En-suite Bathroom

Fitted with five piece modern white suite comprising deep panelled jacuzzi bath with mixer tap, twin pedestal wash hand basins with mixer taps, tiled double shower enclosure with power shower with body jets and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

### Bedroom 3

9'2" x 13'2" (2.80m x 4.02m)

UPVC double glazed window to rear, fitted double wardrobe(s) with hanging rails, fitted matching bedside cabinets and drawers, radiator, coving to ceiling, door to:

### En-suite

Fitted with three piece white suite comprising

pedestal wash hand basin with mixer tap, shower enclosure with power shower with body jets and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, ceramic tiled flooring.

### Bedroom 2

13'0" x 13'2" (3.97m x 4.02m)

UPVC double glazed window to front, fitted double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, bedside cabinets and drawers, radiator, coving to ceiling, door to:

### En-suite

Fitted with three piece white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure with power shower with body jets and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, ceramic tiled flooring.

### Office

9'4" x 6'5" (2.84m x 1.96m)

UPVC double glazed window to front, radiator, two fitted storage cupboards with overhead storage and base cupboards, fitted drawers and desk unit.

### Second Floor

### Landing

Arched uPVC double glazed window to rear overlooking golf course, radiator, coving to ceiling, door to:

### Bedroom 4

11'3" x 13'3" (3.44m x 4.03m)

Double glazed velux skylight to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, fitted worktop over with cupboards, radiator, laminate flooring.

### Bedroom 5

11'1" x 13'3" (3.38m x 4.03m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, fitted worktop over with cupboards, double radiator, coving to ceiling.

### Gymnasium / Bedroom 6

15'1" x 13'11" (4.61m x 4.24m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes two built-in double wardrobes, fitted matching drawers, double radiator, laminate flooring, coving to ceiling.





### Storage

Built in shelving, sloping ceiling.

### Wet Room

Refitted with two piece modern white suite comprising tiled shower area with rainfall shower over hand shower attachment, glass screen, wall mounted wash hand basin in vanity unit with drawers under and mixer tap, low-level WC and full height ceramic tiling to all walls, feature heated towel rail, wall mounted mirror with LED lighting, shaver point, skylight, Storage cupboard, ceramic tiled flooring, door.

### Outside

Front garden, extensive block paved driveway to the front and side leading to garage and with car parking space for five six cars, enclosed by timber fencing and mature hedge to front and sides, wrought iron remote controlled gated access, steps leading to entrance door with elevated timber decking areas to either side with brick pillars and wrought iron railings, detached brick built double garage with remote up and over door, power and light connected, outside tap.

Private rear garden, backing onto Bolton golf course, large composite decking area, enclosed by timber fencing and mature hedge to sides spacious flat



lawned area and mature flower, shrub borders, outside cold water tap, courtesy lighting and outside power points. Further raised patio area with composite decking and railings. access to either side

## Energy Performance Certificate

More details relating to the energy performance of this property can be found at [www.epcregister.com](http://www.epcregister.com) using the postcode to look up

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment





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