



Rydal Mount Princess Road, Lostock, Bolton, BL6 4DR

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**Rydal Mount Princess Road
Lostock
Bolton
BL6 4DR**

Located on this highly sought after road, Rydal Mount offers a fantastic opportunity to put your own stamp and ideas on this stunning family home. Backing onto the golf course the property offers spacious accommodation with three spacious reception rooms, large fitted kitchen, cloakroom wc and integral garage and utility. To the first floor there are 4 generous double bedrooms family bathroom and large en suite bathroom with 4 piece suite. Set on a generous plot with mature gardens to front and rear along with driveway parking for 4 cars make this an opportunity not to be missed.

Nestled in the charming area of Lostock, Bolton, this delightful period detached house on Princess Road offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike. As you approach the house, you will be greeted by its attractive façade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. The living areas are bright and airy, enhanced by large windows that invite natural light to fill the rooms. The kitchen is functional and well-equipped, making it a joy for any home cook to prepare meals. It flows seamlessly into the dining area, creating a perfect setting for family gatherings or dinner parties with friends. The bedrooms are generously sized, offering a peaceful sanctuary for rest and rejuvenation. Outside, the property features a lovely garden, ideal for enjoying the fresh air or hosting summer barbecues. There is also convenient off-road parking, ensuring that you and your guests can come and go with ease. Living on Princess Road means you are well-connected to local amenities, including shops, schools, and parks, all within a short distance. The area is also well-served by public transport, making commuting to nearby towns and cities straightforward. In summary, this period detached house on Princess Road is a wonderful opportunity for those seeking a comfortable and inviting home in a desirable location. With its charming features and convenient access to local amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.





Porch

UPVC double glazed leaded window to side, three windows to front, window to side, quarry tiled flooring, part glazed entrance door, door to:

Reception Hall

8'10" x 15'0" (2.70m x 4.57m)

Two uPVC double glazed leaded windows to front, built-in under-stairs storage cupboard, two radiators, stairs to first floor landing, door to:

WC

Circular double glazed leaded window to front, radiator, door to:

Lounge

18'11" x 13'0" (5.77m x 3.96m)

UPVC double glazed window to rear with panoramic views of golf course, feature fireplace with marble surround, radiator, picture rail, moulded ceiling, open plan, door to:

Sitting Room

11'1" x 13'0" (3.39m x 3.97m)

UPVC double glazed window to rear, radiator, picture rail, coving to ceiling.

Kitchen/Diner

12'7" x 21'3" (3.83m x 6.47m)

Fitted with a matching range of cream base and eye level units with drawers and contrasting granite round edged worktops, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in double oven, four ring halogen hob with extractor hood, window to rear, window to side, radiator, uPVC double glazed french double doors to garden, door to:

Dining Room

11'11" x 12'7" (3.62m x 3.83m)

UPVC double glazed bay window to front, three radiators.

Landing

UPVC double glazed window to front, two radiators, door to:

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with hand shower attachment and mixer tap, wall mounted wash hand basin in vanity unit with under, drawers and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, wall mounted mirror, shaver point, uPVC frosted double glazed window to rear, vinyl flooring.

Bedroom 1

14'1" x 18'4" (4.28m x 5.60m)

Two uPVC double glazed windows to rear with panoramic views of golf course, radiator, door to:



En-suite

Fitted with four piece modern white suite comprising freestanding panelled bath with shower attachment over and mixer tap, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap, tiled double shower enclosure with power shower and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, cabinet, uPVC double glazed window to rear with panoramic views of golf course.

Bedroom 2

14'1" x 19'4" (4.30m x 5.90m)
UPVC double glazed bay window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with part mirrored door, hanging rails and shelving, radiator, wooden flooring.

Bedroom 3

11'11" x 12'7" (3.62m x 3.83m)
UPVC double glazed window to front, radiator.

Bedroom 4

11'1" x 12'7" (3.38m x 3.83m)
UPVC double glazed window to rear with panoramic views of golf course, radiator.

Garage

Integral double garage with power and light connected, remote-controlled electric up and over door, door to:

Utility

11'1" x 9'3" (3.39m x 2.82m)
Fitted with a matching range of base and eye level units, stainless steel sink with single drainer with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, radiator, gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden.

Outside

Private mature front garden, extensive block paved driveway to the front leading to garage and with for four cars with lawned area, paved pathway leading to front entrance door and leads round both sides and mature tree, flower and shrub borders, enclosed by fencing and mature hedge to front and sides.

Private mature rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, mainly laid to lawn with mature

tree, flower and shrub borders, ornamental sunken fishpond, brick-built storage shed, side gated access.





Energy Performance Certificate

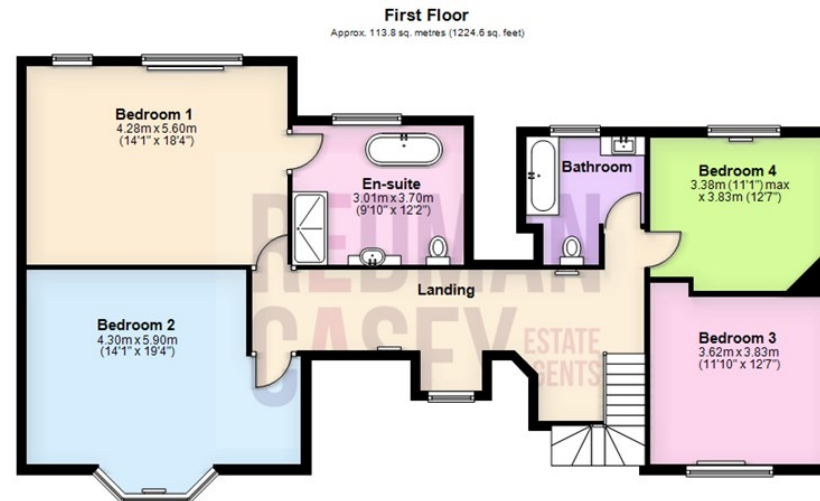
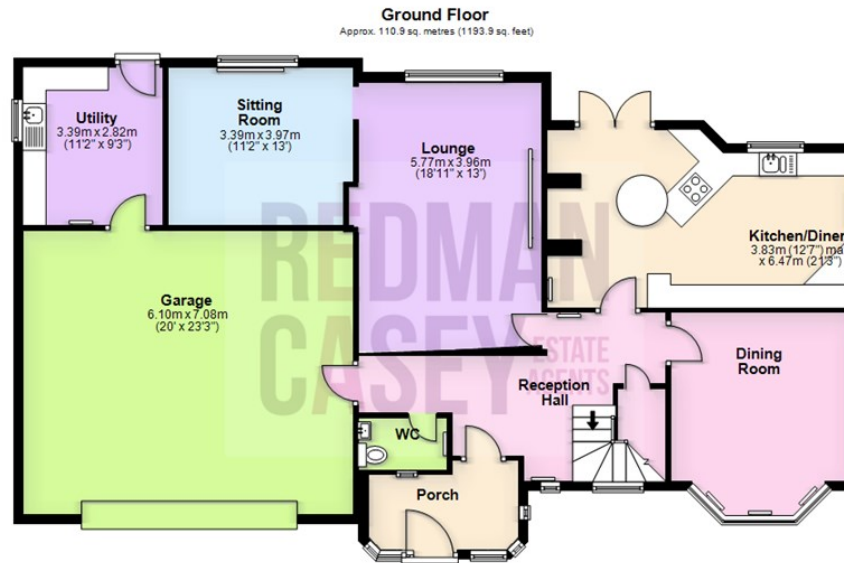
More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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





Total area: approx. 224.7 sq. metres (2418.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.