

MARTINSCLOUGH

LOSTOCK

A WARM WELCOME

Are you searching for a spacious 5-bedroom detached family home in Lostock?

Nestled in one of Lostock's most sought-after areas, Number 9 Martinsclough is located at the end of a peaceful cul-de-sac on a generous corner plot off Briksdal Way. This property features a wraparound garden, offering an exceptional space for families to enjoy. Highlights include a large decking area, expansive lawn, charming pond, and the serene Bessy Brook tucked away at the end of the 'secret garden.'

As you pull onto the driveway, you'll find ample parking for up to three cars, conveniently located in front of the integral double garage, which also includes an electric car charger. Although the front of the home presents a modest appearance, you'll discover a more modern and stylish interior, especially towards the rear of the property.

Upon entering, you're greeted by a hallway with neutral walls and an oak-glazed balustrade that complements the staircase. To the left, a practical downstairs WC features a toilet and wash hand basin. To the right, a door provides access to the double garage, adding to the functionality of this inviting home.





CULINARY DELIGHTS

Luxury vinyl tiling in a herringbone pattern flows through from the hallway to the kitchen/diner.

The heart of the home, the family kitchen, boasts a full range of wall and base units in a sophisticated dark grey shaker style finish. These are complemented by elegant moulded quartz granite work surfaces. The one and a half under-mount stainless steel sink, equipped with a Quooker tap and water filter, sits beneath a large, wide window that overlooks the garden. Below the sink, you'll find an integrated dishwasher for added convenience.

A breakfast bar comfortably accommodates four stools, making it a perfect spot for casual meals and morning coffee. The kitchen is equipped with a full suite of fitted appliances, including a Neff fan-assisted electric oven and a combi oven, alongside an integrated fridge and freezer. Adjacent to these is a Neff five-ring induction hob with a sleek cooker hood above.





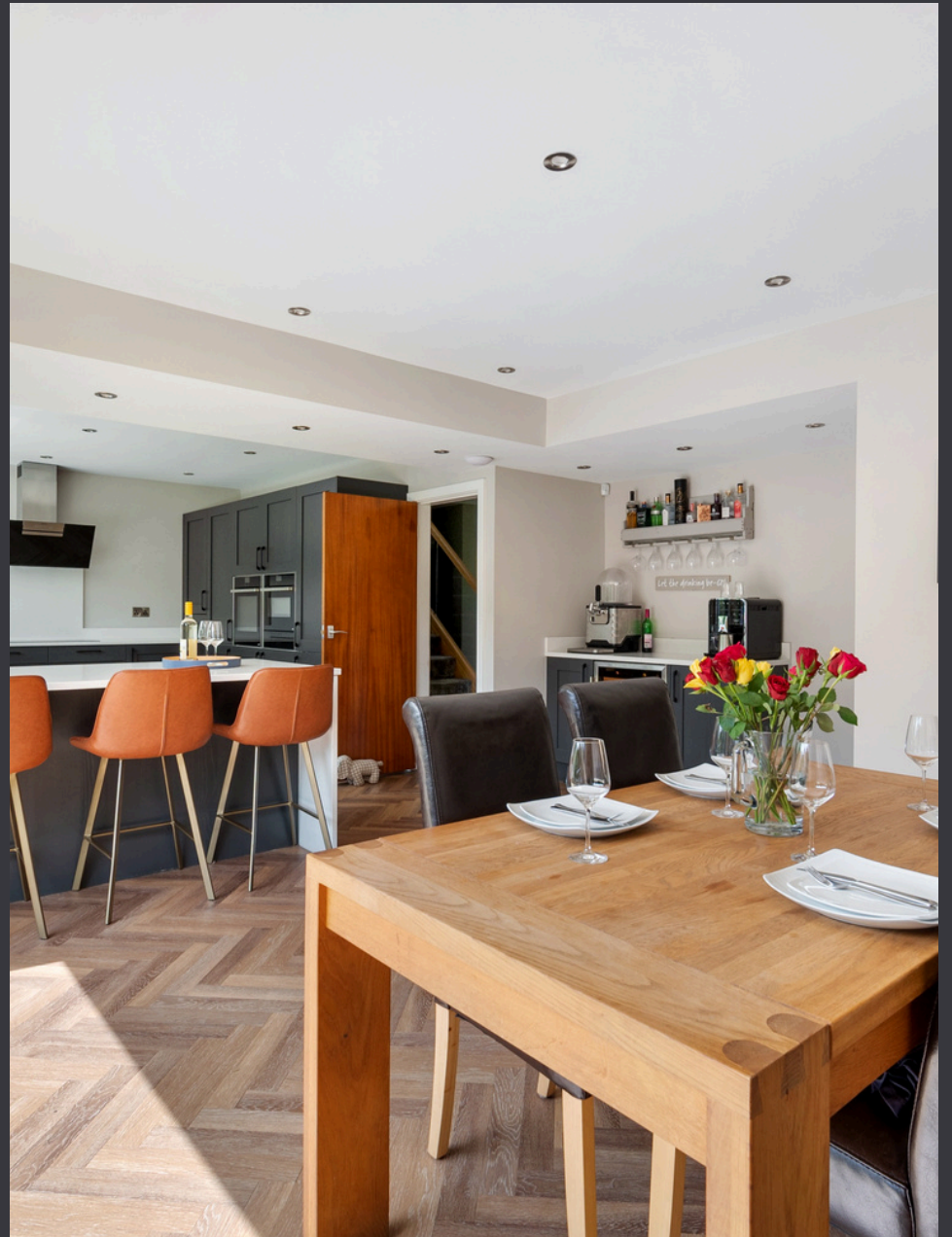
WINE AND DINE

The dining area is ideally situated next to the bi-folding doors, which open onto a decked patio, unveiling an expansive, private garden. Matching the kitchen, an integrated bar area with a wine cooler enhances the space, making it ideal for hosting guests.

Recessed spotlights illuminate the area, while two column radiators are strategically placed along the wall. There is ample room to add sofas if desired, and a wall-mounted TV point is available.

The bi-fold doors seamlessly blend indoor and outdoor living, making the space excellent for family gatherings and social events.







LUXURIOUS LIVING

Step into the generous lounge, where bi-folding doors provide a seamless transition to the patio, creating an effortless flow onto the decking area – ideal for entertaining. The room is neutrally decorated, highlighted by a striking dark blue feature wall that adds depth and character. Bathed in natural light from the bi-folding doors and an additional high-level window to the side, the space is both bright and inviting, enhancing the overall sense of openness and connection to the outdoor living area.







FAMILY FRIENDLY

At the front of the home, you'll find a versatile separate sitting room, ideal for a range of uses such as a cosy snug, a home cinema, an office, or a playroom. This flexible space features a large window that frames a view of the lush front garden, bringing in ample natural light. One wall is adorned with a sophisticated grey dog-patterned wallpaper, adding a touch of elegance, while the grey carpeting throughout enhances the room's warmth and comfort.





BEDTIME BECKONS

Returning to the hallway, ascend the striking contemporary oak staircase with its glazed panels to reach the first floor, where five inviting bedrooms await.

At the rear of this level, you'll find the main bedroom, which is decorated in a serene neutral palette. A large window overlooks the rear garden, flooding the room with natural light. The wall behind the bed is accentuated with elegant feature panelling, while fitted wardrobes offer ample hanging space for all your belongings.

Peek into the ensuite bathroom, which boasts a luxurious double walk-in shower with an overhead drench shower. The hand wash basin and WC are set into a modern dark blue vanity unit, complemented by stylish splashback tiling. Additional features include a heated towel rail and a double-glazed window to the side, enhancing both functionality and comfort.







ROOM FOR ALL

Off the landing, you'll find access to the front balcony, which offers stunning views towards Winter Hill. This space is perfect for setting up a few pieces of furniture and enjoying your morning coffee. It could be enhanced with modern tiling or even upgraded with a glazed balcony for added style and comfort.

Bedroom two, also situated at the rear of the home, is neutrally decorated and offers ample space for a king-sized bed and a full set of furniture. The room features a large window overlooking the rear garden, while the neutral walls create a soothing atmosphere.



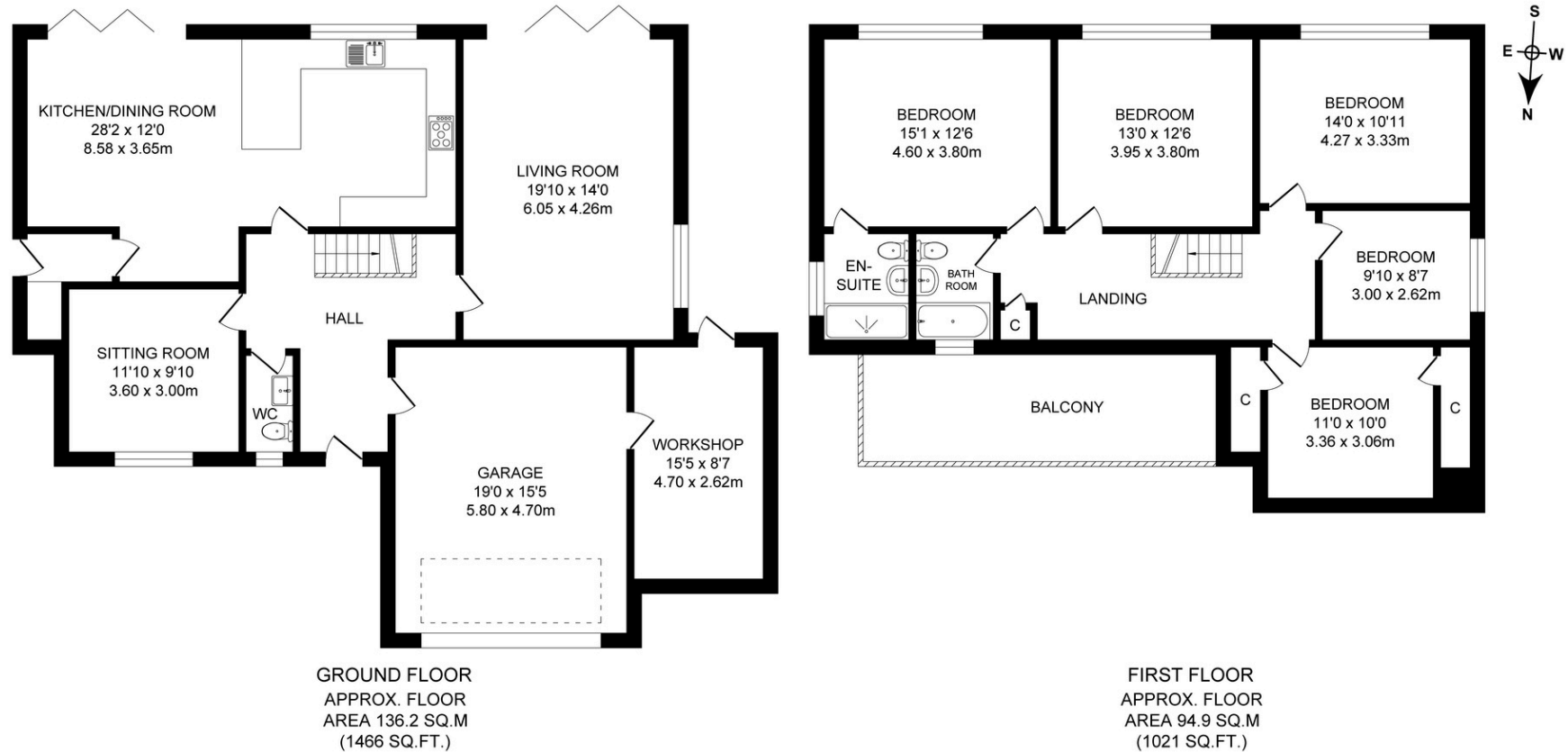
Bedroom three is another double room, complete with built-in wardrobes on one side. It also features a large window with views of the rear garden, grey walls, and carpeting, with dark blue star wallpaper providing a stylish backdrop.

Bedroom four is a single room located at the front of the house. It includes built-in wardrobes on one side and a walk-in storage cupboard in the eaves opposite.

The fifth bedroom, currently set up as a study, is fitted with wall and base cupboards and features a window to the side elevation, ideal for those who work from home.

The family bathroom, which could benefit from some modernisation, currently includes a retro WC, pedestal sink, and a bath with an overhead shower. The walls are partially tiled, adding to the charm.



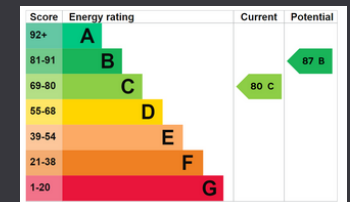


TOTAL APPROX. FLOOR AREA 231.1 SQ.M. (2487 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FINER DETAILS:

- EXCLUSIVE DETACHED FAMILY HOME
- SET ON A SPACIOUS SOUTH-FACING CORNER PLOT
- SITUATED AT THE END OF A QUIET CUL-DE-SAC
- NOT OVERLOOKED- BACKING ONTO BESSY BROOK
- OPEN PLAN KITCHEN-DINER WITH BI-FOLD DOORS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING FOR THREE CARS & ELECTRIC CAR CHARGER POINT
- INTEGRAL DOUBLE GARAGE & SEPARATE WORKSHOP
- LARGE WRAP AROUND GARDEN WITH LAWNS, COMPOSITE DECKED PATIO, POND, SECRET GARDEN, & VEGETABLE PATCH
- 3 MINUTES WALK TO LOSTOCK TRAIN STATION SERVING MANCHESTER/ PRESTON & BEYOND
- TOTAL FLOOR SPACE APPROX 2487 SQ. FT.
- COUNCIL TAX BAND: G
- TENURE: LEASEHOLD/ £35 PER YEAR GROUND RENT/ 948 YEARS LEFT
- EPC RATED: C



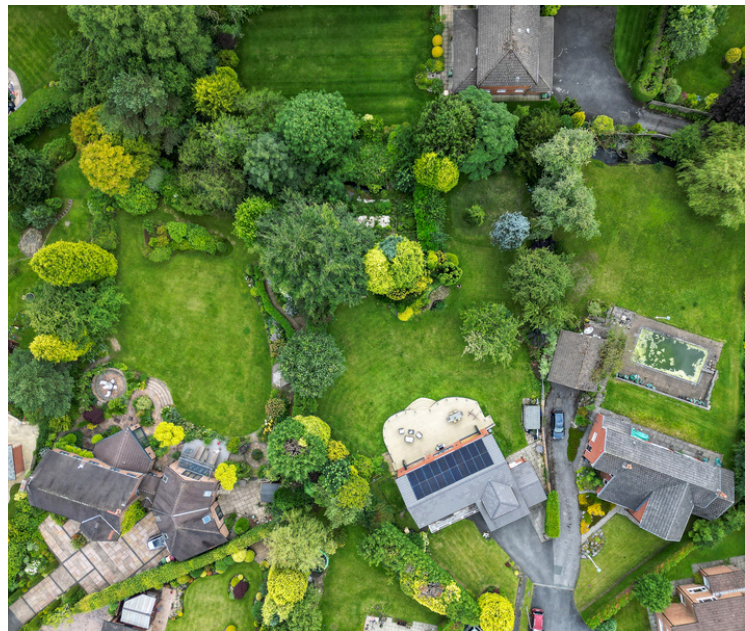
OUTDOOR LIVING





Step into the meticulously landscaped south-facing wraparound garden, where a spacious composite decking area creates the perfect setting for memorable barbecues and outdoor gatherings. This expansive deck provides ample room for dining, seating, and even unwinding in a hammock.

This decking, framed by stylish rope balustrading and central steps, gracefully descends to a vast lawn area. Mature plantings surround the lawn, offering a vibrant display of blossoms throughout the spring and summer months. At the far end of the lawn, the garden transitions into a wooded area, following the pond and rockery. This space includes a vegetable garden and, beyond a charming bridge over Bessy Brook, an additional secluded area that could be transformed into another inviting patio space.



Adjacent to the rear of the home, you'll find a versatile workshop, perfect for a variety of uses such as a gym, office, or extra storage space. Next to the workshop is the double garage, equipped with an electric door, power, and lighting. It is also plumbed for a washing machine and has ample space for a dryer, enhancing the home's functionality.





OUT & ABOUT

Nestled in the serene and exclusive neighbourhood of Lostock, this location offers a tranquil retreat while maintaining convenient access to essential amenities. Chorley New Road, situated nearby, seamlessly connects you to local shopping options, and a short drive will take you to Middlebrook Retail Park for your retail needs. For a more extensive shopping experience, the Trafford Centre is just a 25-minute drive away, or you can continue on to Manchester city centre, which is a mere 30 minutes by car.

For commuters, Lostock train station is just a few minutes' walk away, providing easy access to Bolton and Manchester in one direction, and Preston to the north in the other. Additionally, quick access to the M61 motorway, a couple of minutes' drive from the location, connects you to both northern and southern destinations, while Bolton city centre is just a 5-minute drive in the opposite direction. Families will find this location ideal, with convenient proximity to local schools, including the renowned Bolton School, and Lostock Primary School, which is just a short walk away.

Nature enthusiasts will also appreciate the abundance of outdoor opportunities at their doorstep, as this area boasts picturesque moors, hillsides, woodlands, and reservoirs waiting to be explored.





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