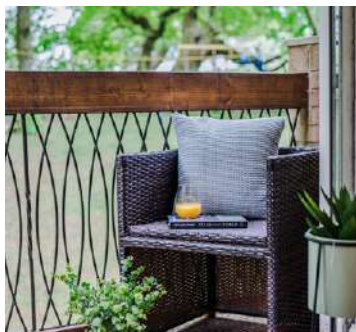




LOSTOCK
47 THE WOODLANDS



Woodland welcome

Looking for that perfectly-located family home that delivers on all levels?

Nestled at the end of Old Hall Clough's exclusive horseshoe, just off Chorley New Road, discover Number 47, The Woodlands.

Quirky meets cosy at this two-storey, four-level home, with a woodland garden that connects you with the open fields and farmland beyond. It's all in the name, after all...

Park up on the large, paved driveway, with ample space for two cars in addition to a spacious double garage. Next to the driveway, a lawned-garden is encircled by thick hedging, for a private and peaceful front outlook. A great suntrap too.

Step through the front door, with its attractive glazing, and into an open, airy entrance hall. Note the open, solid wood, returning staircase turning upwards to the four quirky levels of this home.

Decorated in neutral, crisp, white tones throughout, with a combination of hardwood floors and comfy carpeting, each room in this home captures the light.

Find your own level

Sneak a peek to the left, into your spacious lounge. Fresh décor abounds, with soft grey tones mingling with cool white, and cosy carpet underfoot.

Welcoming and relaxing all year through, this sitting room especially comes into its own in the winter months, when you can hunker down in front of the television and stay toasty warm by the fire.

To the front, an extensive window overlooks the sunny front garden, its lawn and hedging providing a blanket of privacy from the quiet road beyond.

Across the way, on the right, lies a quiet and bright study looking out onto the greenery at the front. Ideal for your work-from-home office, solid wood flooring offers a formal feel, with desk, shelving and cupboard space in plentiful supply.

An advantage of the multiple levels at The Woodlands is the privacy created by the separation between areas - even of only a few steps - meaning that your home office retains a sense of solitude from the main entertaining space, the enormous family dining kitchen to the rear.



Feast your eyes

Take the four solid wooden steps to this entertaining haven now.

A door to the left opens up to reveal an all-encompassing family diner and kitchen, perfect for modern living.

To the left, a comfy sofa is set back to the wall, with a vast dining table taking centre stage before the light harnessing French doors, leading out to the patio beyond. In the summer time, host barbecues for family and friends, with easy access back and forth to the kitchen for those slow-marinated kebabs.

Crisp white ceilings and walls offset the beige tones in the ceramic-tiled flooring, as you step through into the kitchen area.

White units are topped with solid wooden counters, with a black band of mosaic tiles skirting the walls.

Standing centre-stage is a Belling Range double oven and hob, with glazed units fixed either side. Space in this kitchen too for an American style fridge-freezer alongside your integrated dish washer.





Dine in style

Amidst the array of drawers and cupboards, discover a separate unit containing woven vegetable baskets, ideal for carrots, spuds or even the children's toys!

Beneath the double-glazed window, with its views out to the private rear garden, lies a stainless-steel sink and draining board.

Brew up a reviving pot of coffee and take it outside to the terrace where you can enjoy a caffeine boost alongside a dose of Vitamin D as the morning sun shines down.

"We really do spend all our time here. Even if you're eating at different times, you can still all be together."



Room to grow

Lush with leaves on the surrounding trees in the summertime, your privacy is well screened, with the added bonus of retaining a pleasant level of shade in the kitchen so you can keep cool as you turn up the heat in your cooking.

To the right from the hallway, discover your guest WC, decorated in an attractive sprinkling of earthy-toned tiles and a ceramic floor. Sneak a peek behind the sliding doors to discover a secreted storage area and cloakroom within.

At the end of the corridor, take the door out and discover another door to your immediate right, leading into the spacious garage, where you will find plumbing for a washer and dryer. Ideal for quick trips to the garden to hang out the laundry; after all, nothing beats that woodland fresh air smell.



Level up

Return to the stairs and ascend to the next level, where the master suite awaits on the right.

So much space is afforded to storage in this light and airy bedroom. Built-in wardrobes span one full section of the wall, fully fitted with drawers and hanging space as well as a useful mirrored panel.

Overlooking the quiet greenery to the front, this master is also serviced by a modern and stylish en-suite.

Tiling coats the walls and floor of this contemporary shower room, which affords its occupants so much privacy and seclusion; handy for that sleepy-eyed morning shower.



Peace & privacy

Also accessed from this level is the fourth bedroom, a cosy single with high pitched ceiling and peaceful views out to the front; currently employed as an office, this room would make an ideal nursery, so close to the master bedroom, for those considering a new addition to the family

Take the stairs to the uppermost level, where two more delightful bedrooms await discovery.

Give the kids their own stylish space, in a sumptuously-sized bedroom with a bonus feature. Overlooking the rear garden, bedroom two has a set of patio doors leading to a balcony bounded by an attractive wood and wrought iron balustrade, and bathed in sunlight in the mornings.





Relax & unwind

So quiet is it here at the back of the house, sit and enjoy your breakfast in peace and privacy with nobody overlooking you.

Across the way, bedroom three is tranquilly set, overlooking the rear garden. A fabulous child's bedroom, two large cupboards are built-in; one of which houses the boiler and the other provides space for clothes, shoes, toys and games. Ideal as a guest bedroom; provide your friends and family with a serene space for slumber and tranquil garden views.

Also discovered on the uppermost level of The Woodlands is your family bathroom, tiled in warm tones of mocha, coffee and cream. Sink back into the centrally-filling tub after a long day and let your troubles melt away amidst the bubbles. A separate walk-in shower is also on hand for a refreshing spritz.

“Although you're in the suburbs, you feel secluded because you're not overlooked at the back.”



Woodland wonders

Step outside into the private and secluded garden of The Woodlands, a garden which epitomises the name of the home.

Make the outdoors part of your every day and follow the pathways through the trees and to the very back of the property, where gnarled and ancient trees grow into the fencing, overlooking the open fields beyond for a true taste of the countryside.

Quirky and playful with its gently undulating curves and hilly sections, this is a garden at one with nature. Also discover patio areas, paved for your relaxation; one outside the kitchen-diner and another to the rear of the elevated lawn.

Enjoy a snooze in the sunshine? Recline on the rear terrace or make your way to the private front garden, wrapped in a ribbon of neatly manicured hedging, where the sun beams down. Perfect too for a spot or boules or football.

Those of a green-fingered persuasion can enjoy tending to the mature borders too; there is ample space in the shed at the bottom of the garden for all your tools.



Out & about

Step out of the front door and find yourself in one of the most highly prized residential areas in the region.

Nestled on the cusp of the countryside, all the modern conveniences are so close to hand. Jump in the car and head to Middlebrook Retail Park, only five-minutes' drive and where you can discover an array of stores, restaurants and shops including Tesco, Asda and even a Pizza Hut.

For families, Lostock Primary School is close by, with the independent Bolton School an easy two miles travel from the door.

A quick journey in the car takes you to the town centres of both Horwich and Bolton and their wide selection of retail outlets.



For fresh air and exercise, simply walk to the bottom of your road, from where you can access the countryside highway and make for High Rid Reservoir, a local beauty spot.

Treat yourself to dinner out at the renowned Fanny's bar and restaurant, or The Retreat, so close to home, what better reason to eat out?

For a house that delivers on all levels, Number 47, The Woodlands is a spacious and quirky home in a secluded corner of suburbia. If you crave country living, with a splash of contemporary conveniences, in an uncompromising location - Number 47, The Woodlands eagerly awaits your visit.





TOTAL APPROX. FLOOR AREA 151.0 SQ.M. (1626 SQ.FT.)
Measurements are approx. only. Not to scale. Illustrative purposes only.
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GROUND FLOOR
APPROX. FLOOR
AREA 85.0 SQ.M.
(915 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 66.1 SQ.M.
(711 SQ.FT.)



FINER DETAILS

- Tenure: Leasehold
- EPC Rating: D
- Council Band: F
- Spacious & Quirky Detached Home
- Two Storeys Set Over Four Levels
- Four Bedrooms, The Master With Ensuite
- Amble Parking With Driveway & Double Garage
- Private Rear Garden With Woodland Backdrop
- Peaceful & Private Yet Still Only A Short Drive To Local Amenities



presented by

NEWTON & CO
SIGNATURE HOMES

47 The Woodlands, Lostock, Bolton, BL6 45D

To view 47 The Woodlands
Call Sam on 01204 329975
Email: sam@newtonco.co.uk