



Princess Road

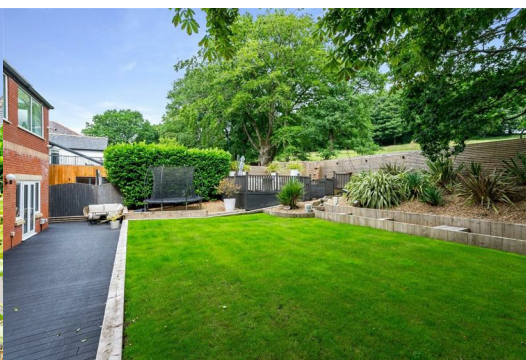
Bolton, BL6 4DS

Offers around £1,100,000



Low Rid is an outstanding luxury home that offers just under 4,000 sq ft of internal floor space, with grand proportions, refined elegance, and exceptional privacy in one of Bolton's most prestigious addresses. With striking kerb appeal and symmetrical architecture, the home is set behind a private gated drive and showcases pristine interiors throughout. Inside, vast rooms and high ceilings create a sense of scale and splendour, with an expansive layout that's ideal for modern family life and sophisticated entertaining.

The accommodation spans three floors and includes a grand entrance hall with central staircase, two formal lounges, a large open-plan kitchen/dining/family room, utility, guest WC, a stunning first-floor orangery with garden and golf course views, six double bedrooms (three with ensembles), a home office, a large additional shower room and a storeroom. This is an exceptional opportunity to secure a forever home in a discreet yet highly connected location.



Living Space - Ground Floor

The property immediately impresses with a wide, welcoming entrance hall grounded with bordered herringbone flooring and an elegant staircase with substantial storage that sets the stylish tone for the rest of the home. Two front reception rooms, both with beautiful bay windows and double doors onto the central hall, offer secluded spaces to relax or entertain. The main lounge is a grand size with a modern stone fireplace and gas fire centred as the focal point, and the current owners use the other reception room as a second smaller lounge or snug, though it is also highly suitable for use as a formal dining room, or perhaps a playroom or TV room for the kids.

To the rear, the spacious, bright and airy open-plan living space offers itself as the heart of the home, providing a large, fully integrated, modern kitchen, breakfast and informal dining area, in addition to another sitting area. This space flows seamlessly onto the back garden, making it ideal for entertaining friends, hosting family gatherings, or simply enjoying everyday life in spacious comfort. Integrated appliances within the kitchen include a Miele five-ring gas hob with matching extractor and microwave, A Miele fridge and freezer, dishwasher, plus two ovens and a seamlessly integrated Blanco double sink with feature tap. The adjoining utility room adds practicality, giving plenty of extra storage and worktop space, plumbing for the washer and dryer, keeping the main living areas tidy and organised.

Living Space – First Floor

Up to the spacious landing and another large living space is situated to the rear of the home on the first floor – a modern orangery that is flooded with natural light with an abundance of glass and pleasant green views overlooking the garden and neighbouring golf course. This stunning room provides choice and versatility in use, whether used as an additional lounge, exercise studio, or hobby room, it's a space that adds to the practical appeal for busy family life.

A fully fitted home office is also located on this level, ideal for business owners or professionals working from home.

Bedrooms & Bathrooms – First Floor

The first floor combines style and substance in equal measure. The luxurious master suite features a generous bedroom, a bespoke fitted dressing room, and a large his and hers ensuite with four piece suite comprising jacuzzi bath, walk in shower, his and hers sink, and WC. Two additional double bedrooms on this level also benefit from their own ensuite bathrooms, providing guests or children with great levels of comfort and privacy.

Bedrooms & Bathrooms – Second Floor

Upstairs, the second-floor houses three further large double bedrooms, all complete with high-quality fitted furniture and characterful sloped ceilings. These rooms enjoy beautiful views – to the front, across Lostock and beyond; and to the rear, green scenes of the golf course.

A spacious, fully tiled modern shower room serves the upper floor, finished to a high quality contemporary standard with a walk-in shower, sleek vanity unit, and WC. A separate storeroom on this floor offers useful storage space – ideal for seasonal items or enhanced household organisation.

Outside Space

Set on an extremely private corner plot, the property is approached via a gated drive providing secure off-road parking for multiple vehicles, as well as a detached double garage.

To the front, two spacious terraces in front of the bay windows give a refined and welcoming first impression while offering a secluded spot to sit in the sun. To the rear, the recently landscaped garden is an impressive design – with an elevated lawn, a large, raised decking area ideal for barbeques and summer dining, and a golden shale border garden thoughtfully planted for ease of maintenance and modern appeal. A gentle stream trickles through the plot, adding a natural touch that enhances the sense of peace and tranquility.

Location

Princess Road is renowned as one of Bolton's most prestigious and desirable postcodes, known for its substantial detached homes set on generous, gated plots. It's a peaceful, leafy enclave that offers both privacy and convenience, just moments from the excellent amenities of Chorley New Road and Lostock.

This home enjoys what is arguably one of the most private plots on the road – tucked away in the corner and directly backing onto Bolton Golf Club. A rear gate leads straight onto the fifth tee, making it a dream setting for golf lovers.

The Middlebrook Retail & Leisure Park is just a short drive away, offering supermarkets, shops, cafés, restaurants, and entertainment for all the family. Commuting is easy too, with both Lostock and Horwich Parkway train stations close by (with direct links to Manchester and the airport), and Junctions 5 and 6 of the M61 reachable within 10 minutes.

Families are well catered for, with top-rated public schools nearby and Bolton School and Cleavelands Preparatory School both within a 5-minute drive.

For those who enjoy the outdoors, the nearby Rivington Moors, Smithills Country Park and surrounding Pennine countryside offer endless walking, cycling, and scenic exploration.

This is a rare opportunity to enjoy an exclusive lifestyle in a quiet, green setting – with every modern convenience close at hand.

Specific Details

Tax band: H

Energy efficiency: Rated 76/high C which is considered good and higher than average

Tenure: Leasehold

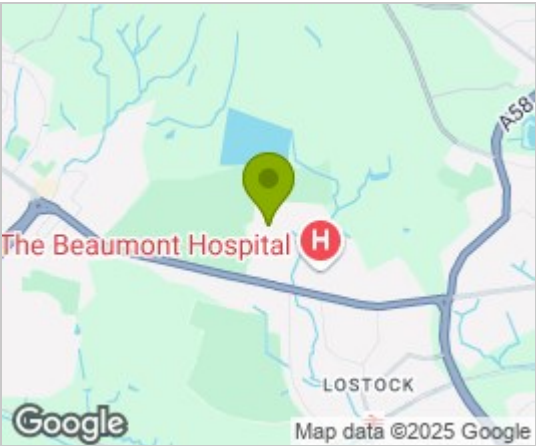
Heating: Gas boiler and radiators

Boiler: Worcester boiler (2 years old) in the utility with Megaflo tank on the top floor

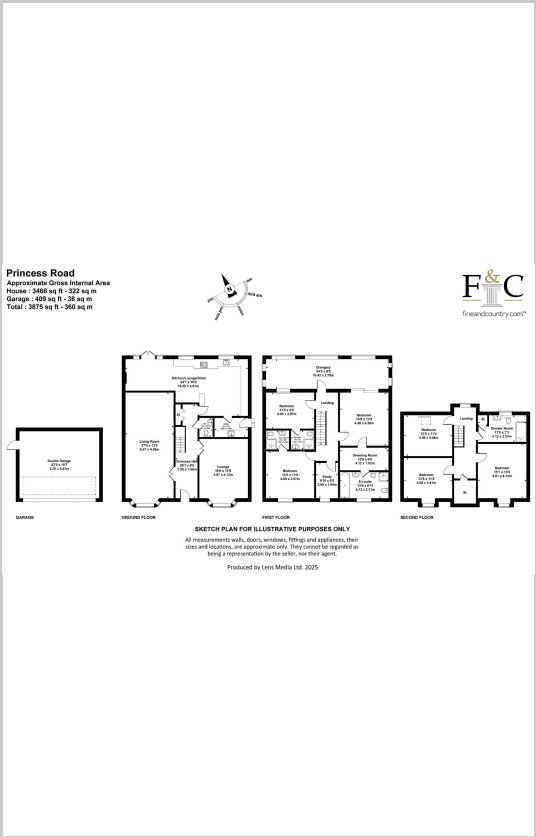
Security: The house is alarmed with electric privacy gates and a CCTV system that includes 7 cameras with a phone app and alerts

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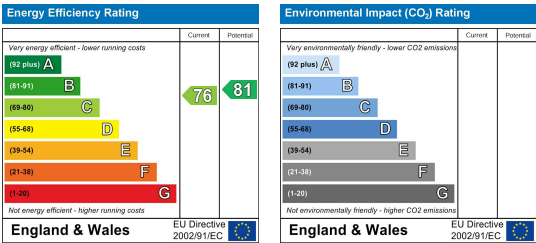
Area Map



Floor Plans



Energy Efficiency Graph



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