



Princess Road

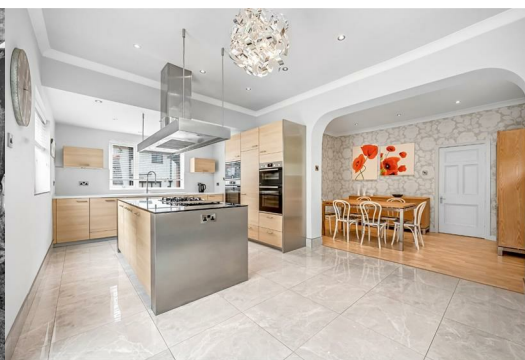
Bolton, BL6 4DS

£750,000



With over 2,800 sq ft of accommodation, Westgate is a deceptively spacious five-bedroom detached character property in a prime position on Princess Road. Widely regarded as one of Bolton's most prestigious addresses, it is characterised by substantial detached homes set on large, gated plots. This leafy and peaceful enclave combines privacy with convenience, just minutes from the amenities of Chorley New Road, Lostock and Middlebrook Retail Park. The property is offered with no onward chain, making it an attractive option for keen buyers.

A brief overview of the accommodation includes an entrance porch and substantial central hallway, three reception rooms, an open plan kitchen and breakfast room, conservatory, utility, downstairs WC, five bedrooms with an en-suite to the master and a family bathroom. The main house is accompanied by a secondary building which currently comprises a detached double garage situated beneath a large room providing further accommodation, suitable for conversion or an abundance of extra storage space. Externally the property boasts a long drive with private gardens to both the front and rear.



Character Meets Contemporary

Westgate is a fine example of Edwardian architecture and interior style, with generous rooms, high ceilings and big bay windows which complement ornate coving and traditional fireplaces on chimney breasts. Other elements such as picture rails and decorative archways add to the charm. Despite its period heritage, the property is presented in excellent condition throughout and has evidently been well cared for by its current owners. The property has been extended over the years and combines practical finishes like the luxury German kitchen with charming character features.

Living Space

A central hallway connects the three main reception rooms which provide super versatility for busy family life. The two reception rooms to the front look onto the mature front garden with the large windows pouring in natural light to create a bright and airy feel which is further enhanced by the high ceilings and generous room sizes.

The third reception room is situated off the kitchen in an open aspect layout making it highly suitable for a multipurpose family room or day lounge where cooking, socialising and dining blend seamlessly. Next to the family room is the open plan kitchen with ample space for a breakfast dining area too, giving even further space to meet the demands of modern family life.

The premium Poggen Pohl kitchen is fitted with a comprehensive range of top-quality appliances, including a Miele five-ring gas hob with a hanging extractor hood, three Bosch ovens and a Bosch microwave, dishwasher, as well as a Siemens full length fridge. The appliances are set amongst the beautiful light oak cabinetry with stainless steel edgings. Surfaces are a stylish mix of glass on the island and a sleek Corian top which is one bespoke piece to seamlessly create the splashbacks and sink with inset drainer, paired with a swan-neck flexi mixer tap.

As well as its impressive design, the kitchen is perfectly practical too, with plentiful storage, an adjoining utility, and its island gives it a superb social appeal for everyday life and when hosting family and friends.

Practical Aspects

The utility off the kitchen also opens into the hallway creating a loop layout which adds to its usability. A beautiful hardwood floor within the hallway connects the front entrance porch and downstairs WC – all of which add to the practicality of Westgate as a well-designed family home.

Bedrooms & Bathrooms

Upstairs, like the living spaces downstairs, the bedrooms and bathrooms are all presented in immaculate condition, while offering the exciting opportunity for cosmetic modernisation in places if desired.

The master bedroom is complete with a variety of Impact fitted furniture and also benefits from a fully tiled en-suite which features a spacious walk-in shower, WC, and modern Villeroy & Boch vanity basin.

The four further bedrooms give heaps of space for family living while offering scope for use as a home office or study space for the children if required.

Like the master en-suite, the family bathroom is fully tiled with a unique step-down design and impressive four-piece suite, including tiled-in bath, walk-in shower, WC and vanity.

Annex Potential

Above the double garage is a large room which provides potential for extra accommodation. The room is properly fitted with laminate floor, stylish exposed brick walls and a cladded vaulted ceiling with skylight windows. It is ideal for use as a large office away from the main house, or perhaps some sort of studio or home gym.

If you are looking for a multigenerational home, this secondary building with garage below could alternatively be converted into self-contained annex accommodation (subject to regulations). This aspect of the property also features a west-facing balcony which is an idyllic suntrap where you can sit out and enjoy down time in the afternoons and evenings.

Outside Space

Westgate is a secluded property with mature hedgerows on its front and rear boundaries which add to its sense of privacy. A long driveway affords a generous amount of space for parking, leading to the double garage at the end which gives two more spaces, or alternatively gives a generous amount of external storage space.

The rear garden is extremely private with a large, paved patio for relaxing, dining and entertaining outdoors, while the spacious well kept lawn gives the children plenty of space to play safely.

The front garden comprises a mature border and lawn which, although at the front, provides another tranquil spot for outside seating owing to its tall hedgerows and quiet position at the top of Princess Road.

A Prime Location

Positioned on one of the most private plots this property is tucked away near the top of Princess Road. Despite its quiet and peaceful setting, everyday amenities are close at hand, with Middlebrook Retail & Leisure Park just a short drive away – home to supermarkets, shops, cafés, restaurants, and family-friendly entertainment. Excellent transport links add further appeal, with both Lostock and Horwich Parkway train stations nearby, providing direct connections into Manchester and the airport. Junctions 5 and 6 of the M61 can also be reached in under 10 minutes.

Families will find outstanding education options locally, including highly regarded public schools and renowned independents such as Bolton School and Cleverlands Preparatory School, both less than five minutes away.

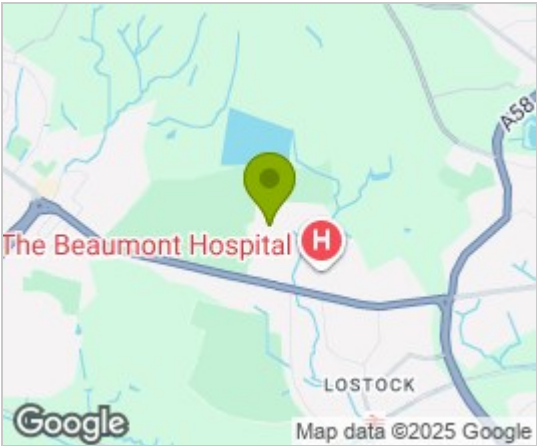
For those who love the outdoors, the Rivington Moors, Smithills Country Park, and the wider Pennine countryside are all within easy reach, offering endless opportunities for walking, cycling, and exploring.

This is a rare chance to secure an exclusive lifestyle in a private, green setting – with modern convenience on the doorstep.

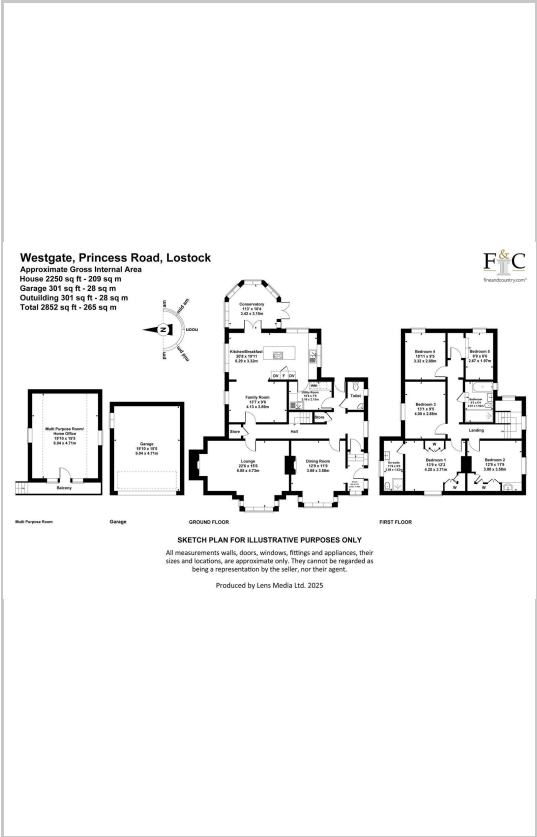
Key Details

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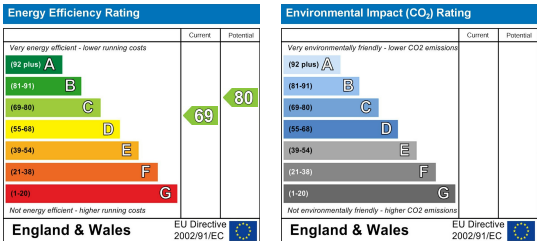
Area Map



Floor Plans



Energy Efficiency Graph



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