



THE WOODLANDS, LOSTOCK

O/O £650,000

- Stunning Five Bedroom Three Storey Detached Home
- Spacious Plot with Huge Driveway
- Recently Renovated Throughout to High Standard- Ready to Move In
- Open Plan Kitchen/Diner with Breakfast Bar, Utility & South Facing Balcony

Regency



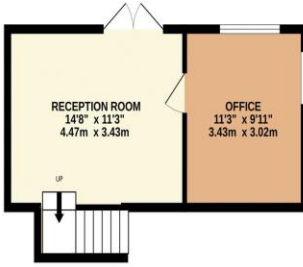


****STUNNING THREE STOREY DETACHED HOME ON SPACIOUS PLOT WITH DOUBLE GARAGE & SOUTH FACING GARDEN**** Five Bedrooms - Extended & Renovated Throughout - Driveway Parking with Space for Multiple Cars - Sought After Lostock Location - Two En-Suite Bedrooms - New Balcony Off Kitchen

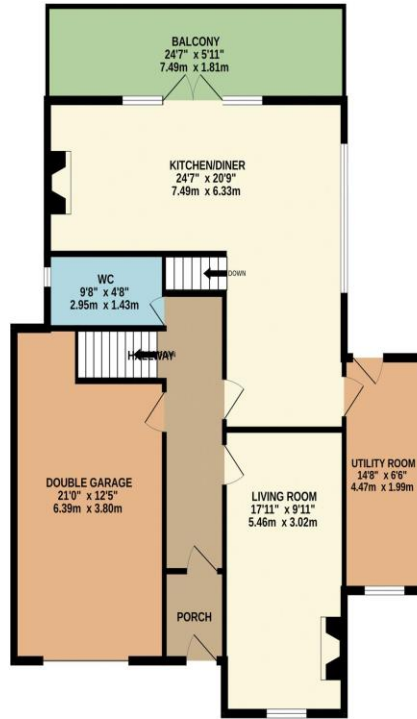
A fantastic opportunity to purchase this beautiful three storey five bedroom detached property tucked away on the popular Woodlands cul-de-sac on a deceptively spacious plot. Ideally situated just off Chorley New Road, it is perfect for any growing families looking to move to the area wanting flexible versatile living finished to the highest of standards. The property has undergone an extension and renovation including newly south facing balcony, open plan kitchen, log burner, and more.... The home is positioned in the heart of the high calibre Lostock residential area with a number of homes in the immediate area which are high value and attracts buyers seeking the popular local schooling together with the excellent transport infrastructure. Based in the centre of Lostock it is short drive to Claypool Primary School and Horwich Train Station with excellent links into Manchester and beyond. It is also only 2 miles from the Ofsted "Excellent" Bolton School. The surrounding area boasts two golf courses and a tennis club, whilst Heaton offers a further variety of sports clubs, pubs and restaurants. Middlebrook Retail Park is less than 5 minutes away whilst the popular bustling town centres of Horwich and Westhoughton with an array of independent shops are within close reach. The home briefly comprises; entrance porch leading into the hall, internal door into the double garage, the former kitchen at the front has been extended and log burner installed to create a cosy snug. Understairs there is a cloaks and w/c. To the rear is the fabulous L-Shaped open plan kitchen/diner/lounge ideal for families and entertaining. There are patio doors to the newly built south facing balcony receiving sun all day. Off the kitchen is also a well sized pantry and utility area. Stairs from the kitchen to the basement for another reception room or can even be used as another guest bedroom and yet another separate room currently ideal for variety of uses but currently being used as an office. There are doors from here out into the garden. Up to the first floor; a gallery landing area, where the house was extended there are now two bedrooms including the master with Juliette balcony to the front and en-suite shower room. A further two double bedrooms with a modern tiled Jack and Jill en-suite and the fifth bedroom is another good size and complimented by the four piece tiled family bathroom. Externally the south facing garden is not overlooked with a well sized lawned area, patio and composite decking area. The elevated plot means the garden is ideal for entertaining outside long into the evening. There is the benefit of a summer house which has been partially renovated including armoured cable from the house to provide power. To the front there is an unusually large driveway which has space for multiple cars and electric and over door to the double garage. There are a number of mature shrubs and lawn area. Viewing is essential to appreciate the size and finish of this fantastic family home. Please call the office to arrange a viewing!



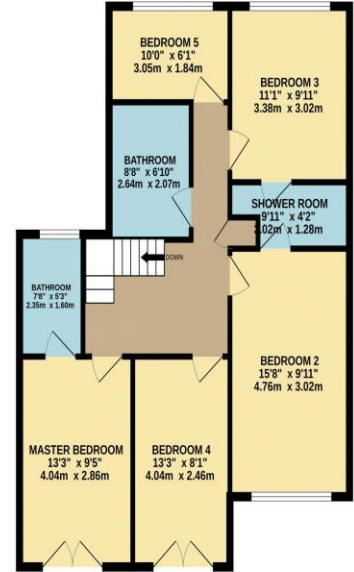
GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



2ND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 2158 sq.ft. (200.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	64 d	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND:
G**

**TENURE:
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements