



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Five Bed Detached Residence
- Circa 2,691 Square Feet in Total
- Beautiful Standard of Presentation
- High Quality Fixtures & Fittings
- Three Bath/Shower Rooms
- Landscaped Gardens & Garage
- Stunning Views of Nature Reserve

RIPON AVENUE,
HEATON

O/O £625,000



Ripon Avenue, Heaton



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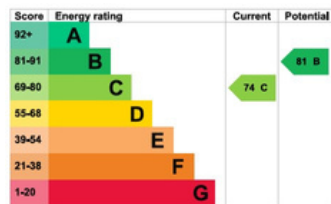
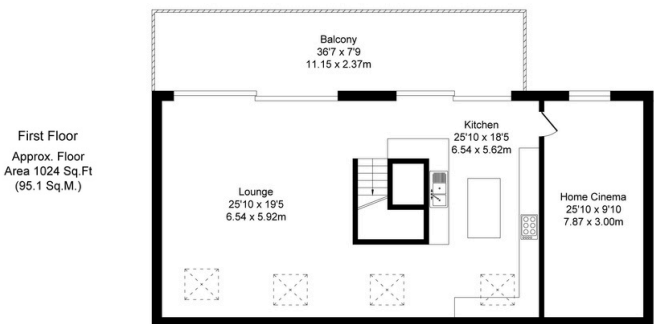
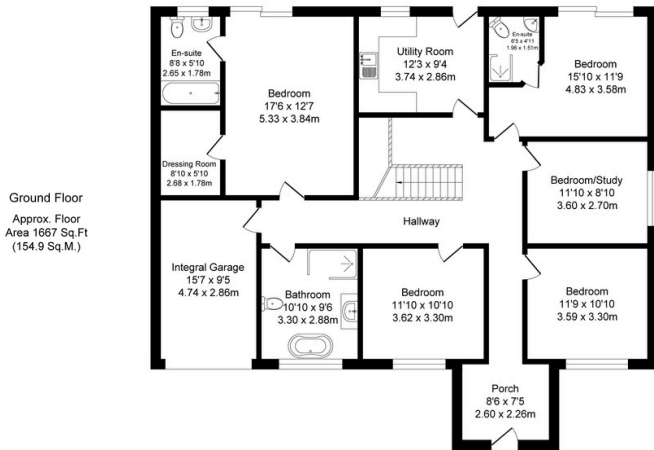
Ripon Avenue, Heaton



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Total Approx. Floor Area 2691 Sq.ft. (164.0 Sq.M.)

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All too infrequently, the market is graced with something that is almost unique: a home of distinction that is almost without compare in terms of its individuality and uniqueness. The Lakelhouse is one such property, a quite sublime executive detached residence situated along one of the area's premier avenues and occupying a breath-taking position overlooking the stunning Doffcocker Lodge Nature Reserve and beyond towards Rivington Pike.

Constructed to our clients' precise specification in 2012, the creation of this spectacular residence has been a real labour of love, with every feature of its design and layout having been carefully and thoughtfully considered. Through a combination of exacting standards, a keen eye for detail and the highest quality of fixtures and fittings, our clients have created a supremely elegant and charming home, brimming with character and offering all the modern appointments demanded in the 21st century, whilst introducing those accents of originality and panache required of an individual property.

The handsome faÇade oozes curb appeal, yet is wonderfully understated, belying a home of truly impressive proportions which can only be appreciated by an internal inspection, extending to in excess of 2,690 square feet of living space in total, to include two reception rooms, five double bedrooms and three bath/shower rooms. However, it is the flexibility of the accommodation which adds another dimension here and is a truly unique feature to this home, the unconventional, albeit inspired, layout designed to take full advantage of the remarkable open views, whilst affording the opportunity to utilise bedrooms as additional reception rooms, if so desired, should one require a playroom for the little ones or perhaps some space in which to work from home.

The property is situated within the highly desirable and sought-after locality of Heaton, widely acknowledged as one of the finest residential districts in the area, renowned for its diverse range of prestige and traditional homes and which has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a location to raise their family. The area benefits from a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car.

One enters the accommodation via the entrance porch and proceeds through into the gorgeous reception hallway, which immediately impresses with its generous proportions, the grand staircase drawing the eye up to the first floor and providing a beautiful feature to greet any visitors. The five double bedrooms are located to the ground floor, all of which are bright and appealing and the two largest of which enjoy direct access to the garden via uPVC double glazed patio doors, which will be a delight in the summer months. The sublime 17' principal bedroom would not look out of place within a boutique hotel, boasting a walk-in dressing room, fitted wardrobes and a smart three-piece en-suite bathroom, whilst bedroom two also enjoys private en-suite facilities - a three-piece shower room, which would be ideal for an older child or as a guest room. Also on this level, one will discover a very well-proportioned 12' utility room, providing plenty of space in which to keep the laundry out of view, as well as the main family bathroom, which is beautifully appointed and fitted with a four-piece suite in classic white, comprising of WC, vanity wash hand basin, free-standing bath and walk-in shower cubicle.

Venturing up to the first floor, the state of impress only intensifies, and one would be forgiven for believing that they had entered a holiday home, the imposing central staircase opening directly into the main living space, with the magnificent open plan layout being an absolute triumph. The epitome of modern day living and the ultimate entertaining space, this vast area is a wonderfully sociable environment, able to accommodate even the most populous of gatherings and bathed in natural light via the abundance of windows, with one's guests able to spill out onto the 36' balcony for an after-dinner glass of something bubbly in those warm summer evenings to watch the spectacular sunset over the lodge or, similarly, a romantic spot in which to enjoy one's morning cup of coffee.

Providing designated areas for relaxing, dining and cooking, there is a pleasing flow of living areas from the comfort of the 25' lounge into the 25' kitchen/diner, with the latter being fitted with a range of sleek wall and base units in high-gloss white with contrasting black granite work surfaces and a stainless-steel double sink unit with Quooker instant boiling water tap. An off-lying 25' flexible split-level reception room is presently utilised as a home cinema, complete with projector and drop-down screen, however this could be utilised for a plethora of purposes, including an ideal playroom for the youngest members of the family, given its handy location directly off the kitchen.

Additional highlights include a CCTV system, automated lighting and a combination of under-floor and ThermoSkirt heating throughout.

Externally, the low-maintenance frontage provides off-road parking facilities for two vehicles on the double-width, porcelain tiled driveway, and also gives access to the integral single garage. The rear garden abuts Doffcocker Lodge Nature Reserve and has been beautifully landscaped to the same exceptionally high standards as the interior of this home, enveloped by gabions and mature planting, and providing designated areas for all the family to enjoy. The youngsters can burn off their energy on the artificial lawn, whilst the adults keep a watchful eye from the patio area or outdoor snug, whilst there is further opportunity to entertain with a barbecue area and plenty of space in which to accommodate a hot tub.

Offered with the additional benefit of no onward chain, we are confident that any viewer cannot fail to be impressed by the size, flexibility and quality of the accommodation on display, and which can only be appreciated by the internal inspection of this quite exceptional home.



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