



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Stunning Executive Detached Home
- Highly Desirable & Private Location
- Circa 2,164 Square Feet in Total
- 27' Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Recently Re-Fitted En-Suite Bathroom
- Generous Gardens & Double Garage

BRYANTS ACRE,  
LOSTOCK

£650,000





Bryants Acre, Lostock





Bryants Acre, Lostock





Bryants Acre, Lostock





Bryants Acre, Lostock



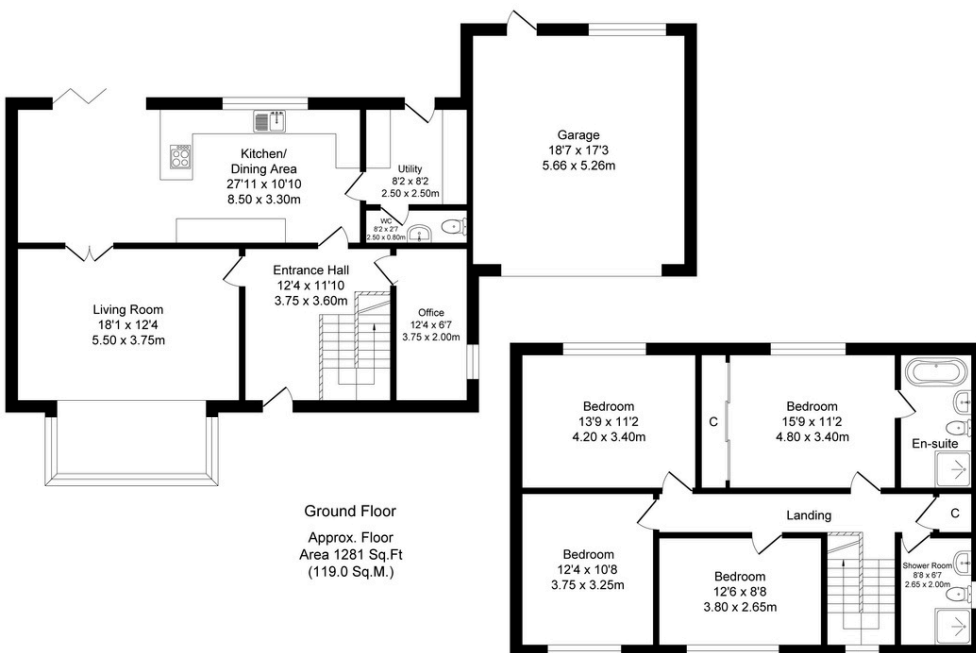


Bryants Acre, Lostock

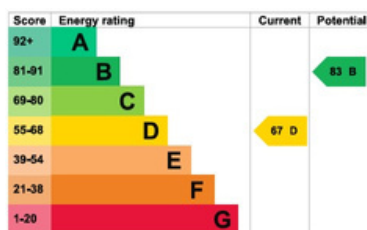
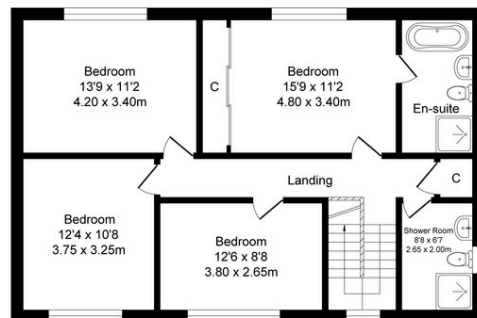


## Total Approx. Floor Area 2164 Sq.ft. (201.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**First Floor**  
Approx. Floor Area 883 Sq.Ft (82.0 Sq.M.)



If the old adage is true and most really is all about location when searching for a new home, then this quite subtle executive detached residence cannot fail to impress even the most discerning of buyers, nestled at the head of this exclusive cul-de-sac of just four similar premium homes. Aside from its exceptional position, there is much in the wider locality to similarly entice, not least the first rate transport links, being within a short stroll of Lostock train station and just a few minutes' drive from Horwich Parkway, as well as equidistant from junctions five and six of the M61, providing swift access to a host of major commercial centres, including Manchester, Bolton and Preston, which will be a real draw for those with a commute to consider.

The property is situated within the highly desirable and sought-after locality of Lostock, 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 safe and peaceful spot in which to raise their family.

Aside from its impressive commuter credentials, the area has much to benefit every generation of the family, from the diverse selection of local bars and restaurants, which will be sure to score highly with those adults who enjoy a hectic social calendar, to the close proximity to excellent schooling at all levels for the youngest members of the household, including the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. The vast array of shops, eateries and leisure facilities available within the popular Middlebrook Retail Park are close at hand, as is the bustling town centre of Bolton, offering its own plentiful shops and amenities, whilst a quality lifestyle is emphasised by premium leisure facilities virtually on the doorstep, including Lostock Tennis Club, Bolton Golf Club and Regent Park Golf Centre.

This elegant and charming home is presented to a beautiful standard throughout and offers all of the modern appointments demanded from the 21st century, extending to in excess of 2,164 square feet of living space in total, to include two reception rooms, four double bedrooms and two bath/shower rooms and the all-important open plan family kitchen, which is so often sought-after in contemporary living. One enters the accommodation via the fabulous reception hallway, which immediately impresses with its generous dimensions and attractive spindled feature staircase to the first floor, before proceeding through into the comfortable 18' lounge, where one is immediately greeted by a warm and cosy ambience which is perfectly conducive to a night of relaxation. The gorgeous walk-in bay window provides a gorgeous focal point to the room and has an almost conservatory-like quality, an ideal spot in which to site a comfortable armchair and in which to relax with a brew and one's current novel of choice. The 12' study provides a useful space in which to work from home, as and when required, whilst the rear of the property is reserved for the real hub of the home, a tremendous 27' open plan kitchen/dining room, which affords that ever popular family room vibe. This wonderfully sociable environment is the epitome of modern day living and the perfect entertaining space, with the nominated chef for the evening not needing to be excluded from the fun, with one's guest able to slip through the bi-folding doors into the garden for an after-dinner cocktail or two in those warm summer evenings.

The kitchen is fitted with an extensive range of multi-tone wall and base units with complementary quartz work surfaces, including a built-in breakfast bar and incorporating a host of quality integrated Neff appliances, including high-level electric oven, microwave, warming drawer, induction hob, fridge, freezer and dishwasher. There is also a generously-proportioned separate utility room, which is also beautifully finished, and a handy off-lying two piece cloakroom/WC.

If one ventures up to the first floor, the landing provides access to the four double bedrooms, all of which are bright and appealing, with the 15' primary bedroom boasting a range of built-in wardrobes and a recently re-fitted four-piece en-suite shower room, which is again pleasingly on trend with its classic white suite and black fittings. The remainder of the family are suitably catered for by the main shower room, which is fitted with a three-piece suite in white, comprising of close-coupled WC, vanity wash hand basin and walk-in shower cubicle.

Externally, the property benefits from real curb appeal with beautifully tended gardens to the front elevation and plentiful off-road parking facilities available on the driveway, which also gives access to the attached double garage. The rear garden is a horticultural delight, being of a particularly good size and enjoying an excellent degree of privacy. Enveloped by mature trees and shrubs, the swathes of lawn provide endless opportunity for the little ones to burn off their energy in safety, whilst the adults keep a watchful eye from either of the two delightful paved patios, with the attractive covered pergola ensuring that even the weather needn't spoil one's al-fresco dining plans.

We are certain that this stunning home will be in strong demand and would highly recommend an early internal inspection.



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