



26 Coppice Close, Lostock

Offers Over £320,000

Miller Metcalfe
Every step of the way

26 Coppice Close

Lostock, Bolton

Beautifully presented and impeccably maintained by the current owners, this exceptional four-bedroom end townhouse offers stylish and versatile accommodation arranged across three impressive floors. Finished with a sleek and elegant aesthetic throughout, the property is perfectly suited to modern family living and simply must be viewed to be fully appreciated.

Ideally positioned between Westhoughton and Lostock, the home enjoys excellent access to the local motorway network, highly regarded schools, train stations and a wide range of nearby amenities including shops, restaurants and leisure facilities.

The accommodation briefly comprises; an inviting entrance porch leading into a welcoming hallway, convenient cloakroom/WC, and a contemporary fitted dining kitchen designed perfectly for both everyday family life and entertaining. To the rear sits a stunning conservatory flooded with natural light, complete with sliding doors opening onto the private rear garden.

To the first floor is a superb 'L'-shaped living room offering an abundance of space to relax and unwind, alongside a further bedroom at the front. A beautifully appointed three-piece family bathroom/WC completes this floor.

The second floor hosts the luxurious principal bedroom suite featuring a dedicated dressing area and sleek en-suite shower room. The generous guest bedroom also benefits from its own en-suite facilities, whilst the fourth bedroom provides an ideal nursery, dressing room or single bedroom.

Externally, the property enjoys attractive garden areas to both the front and rear, with the rear garden offering an excellent degree of privacy within a fully enclosed setting. A driveway provides off-road parking and leads to the integral garage.

Viewing is highly recommended to appreciate the spacious accommodation, high-quality finish and superb location on offer.

Council Tax band: C

Tenure: Freehold

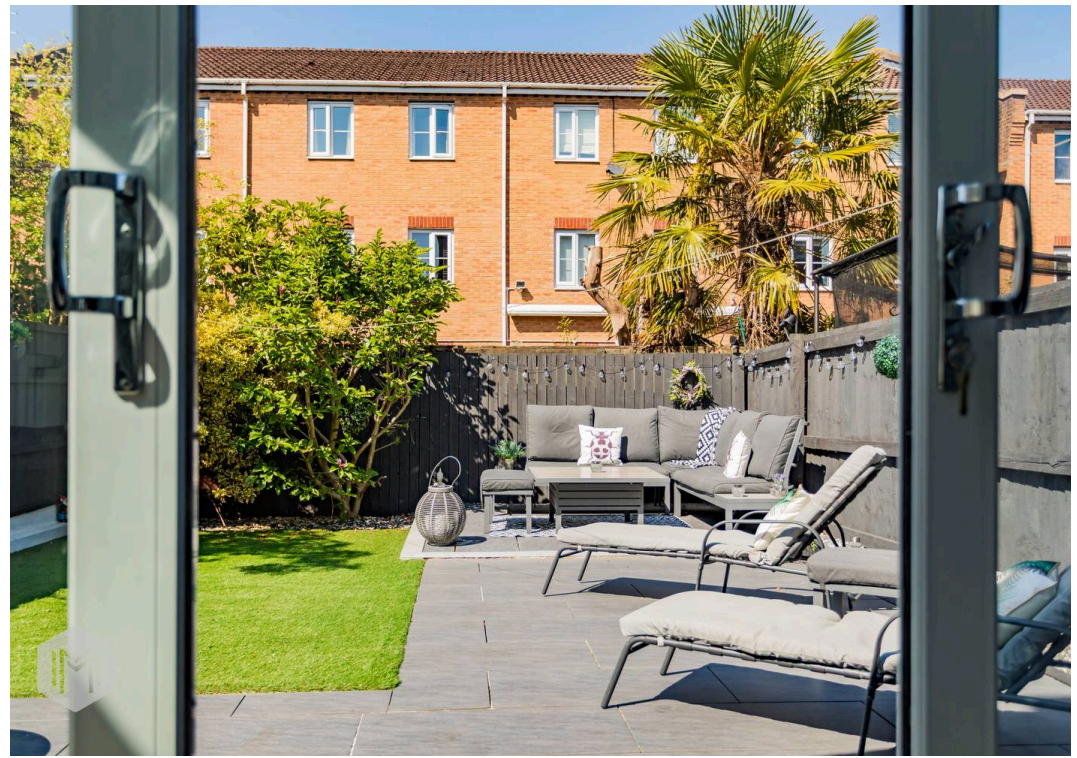
EPC Energy Efficiency Rating:

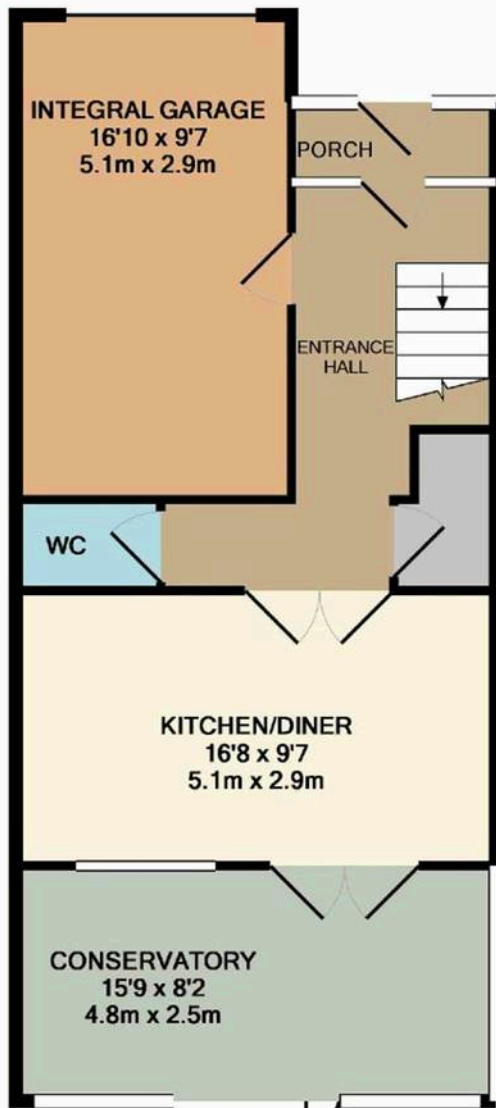
EPC Environmental Impact Rating:



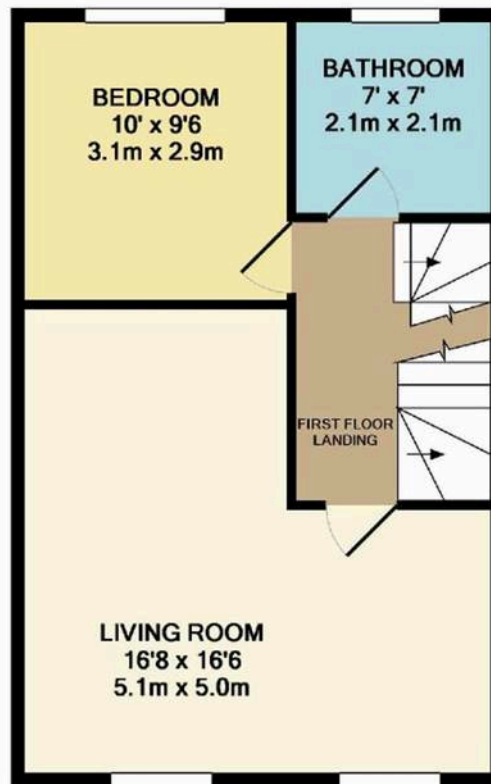




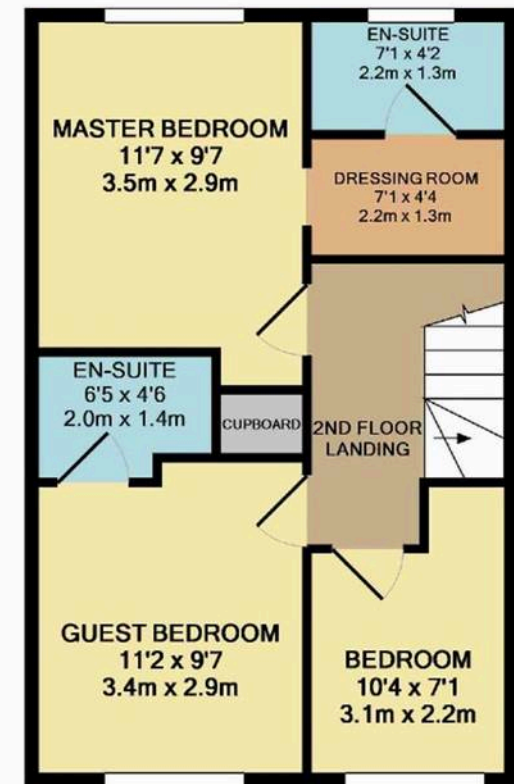




GROUND FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1487 SQ.FT. (138.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Miller Metcalfe Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way