



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Stunning Individual Detached Residence
- Circa 2,847 Square Feet in Total
- 26' First Floor Lounge with Balcony
- Open Plan Kitchen/Diner/Family Room
- Four Double Bedrooms
- Three Bath/Shower Rooms
- Stunning Views Over Nature Reserve

RIPON AVENUE,
HEATON

O/O £750,000



Ripon Avenue, Heaton



Ripon Avenue, Heaton



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Ripon Avenue, Heaton



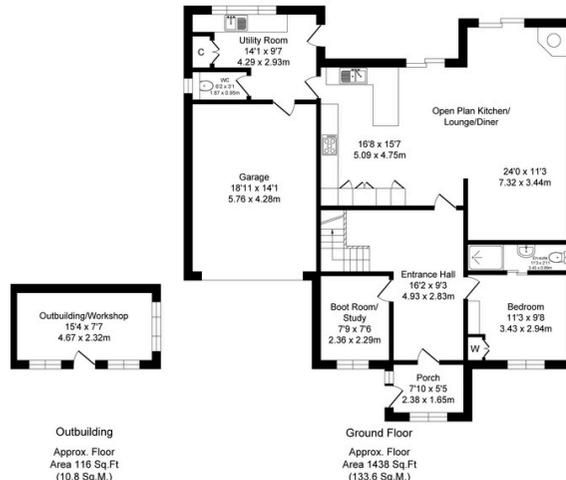
Ripon Avenue, Heaton



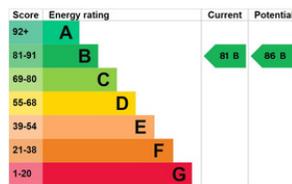
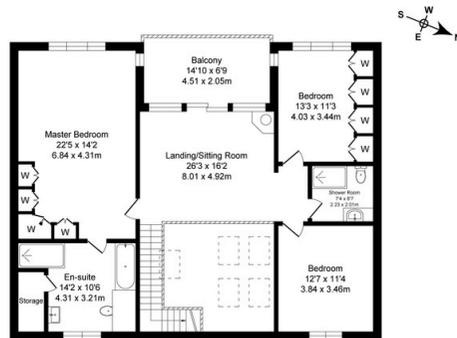
Ripon Avenue, Heaton

Total Approx. Floor Area 2847 Sq.ft. (264.5 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.



Outbuilding
Approx. Floor Area 116 Sq.Ft (10.8 Sq.M.)



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All too infrequently, the market is graced with something that is almost without compare in terms of its individuality and uniqueness. We are delighted to represent 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 circa eight years ago, 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 facade oozes curb appeal, yet is wonderfully understated, belying a home of truly remarkable proportions which can only be appreciated by an internal inspection, extending to in excess of 2,845 square feet of living space in total, to include two reception rooms, four double bedrooms, three bath/shower rooms and, perhaps most impressive of all, a superb open plan kitchen/dining/family room to the rear, a feature which has proven consistently to be atop the list of most acquirer's must-have requirements when searching for their new home. However, it is the flexibility of the accommodation which adds another dimension here, being a truly unique feature to this home, the unconventional, albeit inspired, layout designed to take full advantage of the extraordinary open views, whilst affording boundless options to adapt to one's own family requirements, in particular the arrangement of bedrooms over two inviting levels which will be ideal for those needing to accommodate anyone with limited mobility.

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 double-height 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. At the front of the property, one will discover a useful study for those who require some space in which to work from home, presently used as a boot room by the current owners, as well as a charming double bedroom, complete with built-in furniture and a smart three-piece en-suite shower room, which would make for an ideal guest room.

The hub of this home, however, is undoubtedly the magnificent open plan kitchen/diner/family room, a sublime multi-generational space which is the epitome of modern day living and the ultimate entertaining environment, able to accommodate even the most populous of gatherings. Bathed in natural light via the abundance of windows, which includes two sets of uPVC double glazed patio doors, one's guests are able to transition seamlessly from the dinner table to the comfort of the seating area, where one will be charmed by the burner-style gas fire to provide a cosy accompaniment to those intimate dinner parties. A triumph of design and style, the kitchen area is worthy of particular adulation, being fitted with an extensive range of two-tone wall and base units in blue and grey with contrasting laminated wooden work surfaces, incorporating a peninsular unit with breakfast bar and a host of quality integrated appliances, including high-level electric oven, Rangemaster cooker with overhead extractor canopy, microwave, fridge/freezer and dishwasher. A 14' utility room provides a handy space for storage, in addition to those provided within the boarded loft, and in which to keep the laundry out of view of unexpected visitors, whilst there is also a useful off-lying two-piece cloakroom/WC.

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 magnificent 26' main sitting room, complete with another burner-style gas fire and sliding doors opening out onto the 14' balcony, the perfect spot in which to savour a glass of champagne in those warm summer evenings whilst watching the breath-taking sunset over the lodge. Three further double bedrooms are located on this level, all of which are bright and appealing, including the uplifting 22' principal bedroom, which would not look out of place within a boutique hotel, providing a real haven into which the adults can retreat. One's bed is flawlessly positioned afront the large picture window to the rear elevation, framing those gorgeous views over the water whilst one is enjoying their morning latte. The dressing area is fitted out with a range of built-in furniture, ideal for when one is looking to pamper and polish before a night on the town, whilst there is also a sumptuous off-lying en-suite bathroom enjoying truly epic proportions, being fitted with a four-piece suite, comprising of close-coupled WC, vanity wash hand basin, tiled bath and separate walk-in shower cubicle. The remainder of the family are suitably catered for by the main three-piece shower room which is equally well finished.

Externally, the low-maintenance frontage provides off-road parking facilities for a number of vehicles, approached via electrically operated wrought-iron gates, and giving access to the integral double garage. The rear garden abuts Doffcocker Lodge Nature Reserve and provides 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 or raised decking area, whilst there is plenty of space in which to site a rattan sofa set, dining suite or perhaps a hot tub. The timber outbuilding provides useful additional storage space or could be utilised as a summer house or bar - the perfect accessory for those impromptu barbecues and social gatherings.

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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