



Princess Road

Bolton, BL6 4DR

Offers around £750,000



Situated in the highly desirable area of Lostock, on the peaceful and well-regarded Princess Road, Ardywn is a charming detached bungalow offering a wonderful balance of space, privacy, and comfort.

We are offering for sale a very rare opportunity on one of Bolton's most prized locations. A true bungalow on Princess Road with development potential does not come along very often. The bungalow has charm, space, privacy, flexibility, development potential and presence and if this is of interest to you viewing is a must

This inviting home features three very well-proportioned bedrooms, including a generous principal master suite complete with a modern en-suite bathroom and a walk-in wardrobe, providing a private and relaxing tranquil retreat.

At the heart of the property is a spacious practical open plan kitchen diner, ideal for both everyday modern family living and entertaining alike.



Kitchen Diner

An exceptional open plan kitchen diner forming forms the heart of the home, beautifully designed to offer both elegance and functionality. The bespoke shaker-style kitchen is finished with striking black marble worktops and a central island, providing a sophisticated yet practical focal point with breakfast bar seating (and wine rack).

Thoughtfully designed with integrated appliances and ample workspace, the space offers a seamless flow ideal for modern living and entertaining. The dining area provides an inviting setting for hosting, effortlessly combining comfort and contemporary style.

Lounge

The large elegant and generously proportioned lounge, beautifully designed to offer a refined welcoming living space. A striking stone fire takes centre stage, adding character and flair to the room.

The garden and patio is reached via the large sliding patio windows. The large sliding patio doors open directly onto the garden, allowing for an effortless indoor-outdoor flow. The large lounge benefits from masses of natural light and is a perfect blend of space, warmth, flexibility, elegance and everyday practicality. Generously proportioned and filled with natural light, this lounge provides a perfect blend of space, comfort, and everyday practicality.

Bedrooms

A collection of three well-proportioned and presented bedrooms, each thoughtfully designed to offer both comfort and understated elegance. The principal suite is a standout feature, complete with a bespoke walk in wardrobe dressing room and a stylish en suite, providing a luxurious and private sanctuary.

The additional bedrooms are versatile, ideal for family living, guests, or a home office. These areas are spacious and well-presented throughout, providing a perfect blend of practicality, comfort, and flexibility to suit a range of lifestyles.

Bathroom

A well-appointed family bathroom, finished in a clean and timeless style, offering both comfort and practicality. Fully tiled flooring and walls create a sleek and low-maintenance space.

The room features a full-sized bath with overhead fittings, pedestal wash basin, and WC. Bright and functional, this bathroom provides everything needed for modern day living in a simple yet effective layout.

Outdoor Space

Set within beautifully maintained grounds, the property enjoys a stunning outdoor space centred around a large manageable flat lawns both front and back, offering an exceptional sense of space and tranquillity. Surrounded by mature trees and established planting, the garden provides a private and picturesque Sanctuary setting ideal for both relaxation and entertaining and is a natural suntrap for sunworshippers.

A substantial flat driveway offers extensive off-road parking and leads to a well-appointed garage, enhancing both convenience and functionality. This outstanding exterior perfectly complements the home, delivering a seamless blend of elegance, privacy, and lifestyle appeal. Also, ideal for the amateur horticulturalist!

Location

Occupying a prestigious position ideally situated on Princess Road in Lostock, Ardywn is set within one of Bolton's most desirable and unique residential locations, renowned for its quality homes and tranquillity, tree-lined surroundings. This established area offers a refined balance of privacy and convenience, appealing to discerning buyers seeking both space and accessibility and a very friendly community atmosphere.

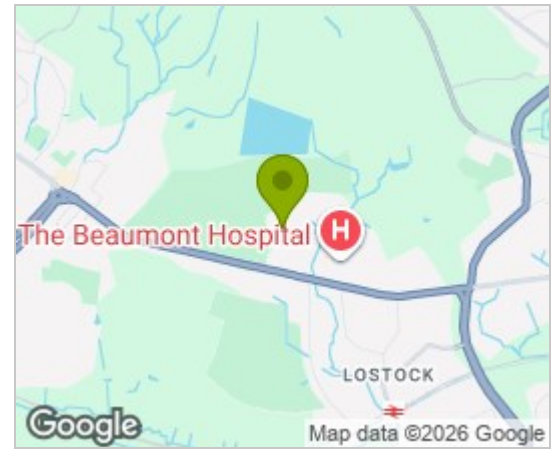
Perfectly placed for modern living, the property benefits from excellent transport links including nearby Lostock train station less than 1 mile away and the M6/60/61 motorway links, offering seamless connections to Manchester and nearby areas. Surrounded by green spaces, golf courses (both Regents Park and Lostock Park/Bolton Golf Club), and very well-regarded both independent Private and state schools, as well as being within easy reach of Middlebrook Retail Park and Horwich amenities, this location delivers an exceptional lifestyle in a highly regarded setting

Key Details

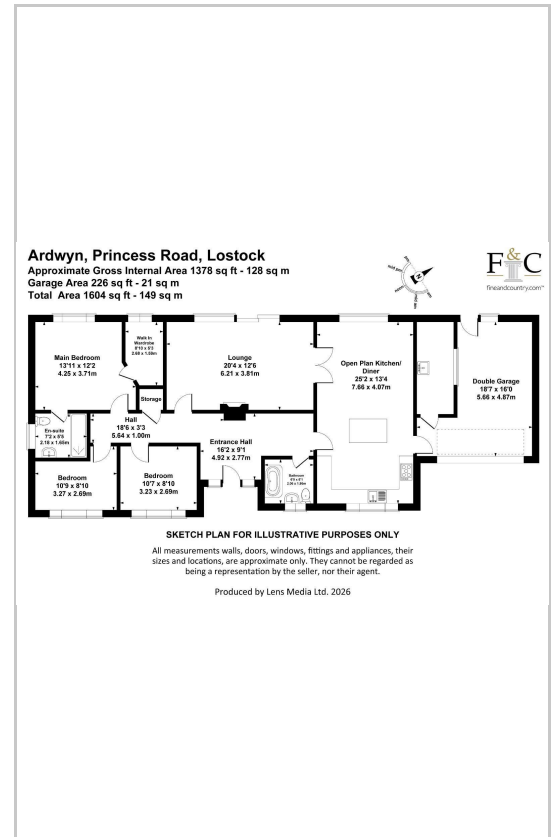
- Tax Band: G
- Tenure: Freehold
- Heating: Boiler & Radiators
- Boiler: Utility room in the garage
- Water: On a meter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

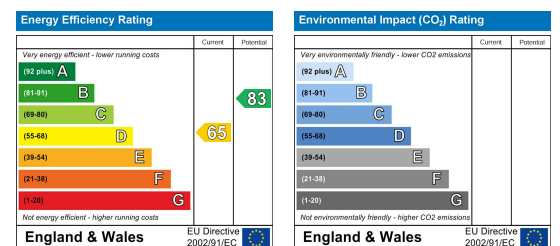
Area Map



Floor Plans



Energy Efficiency Graph



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