



12 Whins Crest, Lostock  
£550,000

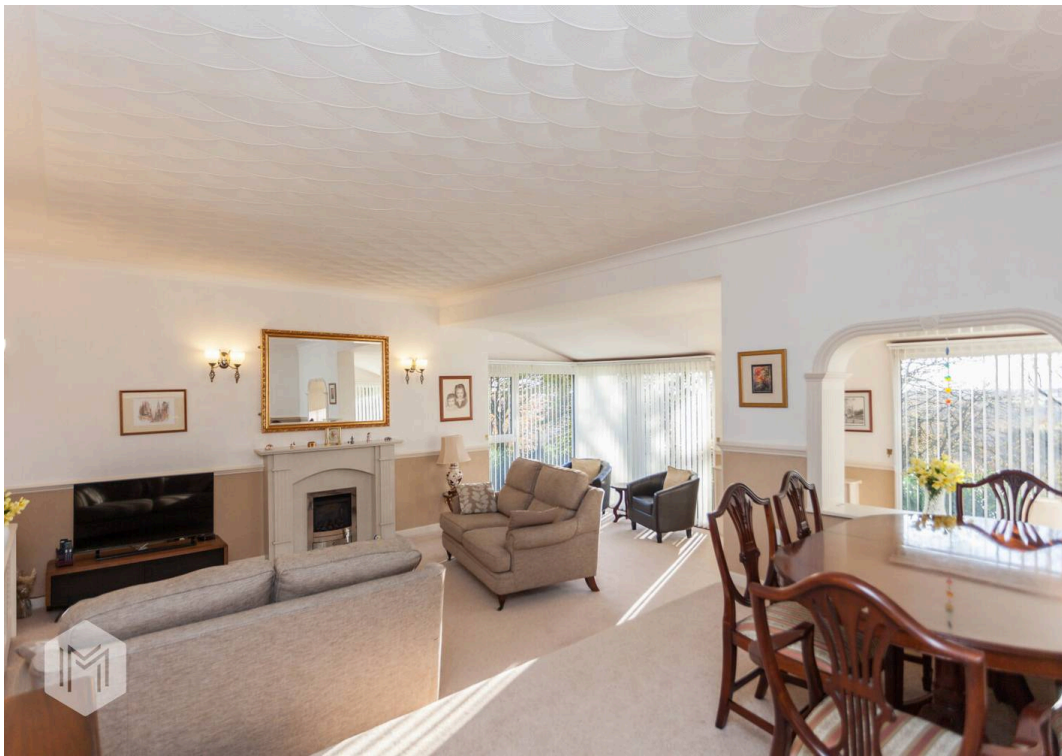
**Miller Metcalfe**  
*Every step of the way*

# 12 Whins Crest

Lostock, Bolton

Split-Level Detached Home in Central Lostock with Open Views and Attractive Gardens | Potential to Extend to the Side (Subject to Planning) This individual split-level detached home occupies an elevated position on Whins Crest, just off Chorley New Road, in one of Lostock's most sought-after and well-regarded locations. Offering a versatile layout, attractive gardens and excellent potential to extend to the side (subject to the relevant planning permissions), the property presents a rare opportunity to acquire a unique home in one of Bolton's best residential addresses. The location is a major highlight, set within some of Lostock's finest surroundings and ideally positioned for Bolton School and a range of excellent local amenities. Middlebrook Retail Park is only a short drive away, while a selection of traditional pubs and restaurants are within close proximity. The nearby M61 motorway provides convenient access to Manchester, Liverpool, East Lancashire and beyond, making it ideal for commuters. The property itself must be viewed in person to be fully appreciated. Currently arranged as a four-bedroom home with separate lower-level living accommodation, it offers flexible space suitable for a range of buyers including families, those working from home or anyone looking for adaptable living arrangements. The upper floor provides a spacious and bright lounge and dining area with floor-to-ceiling windows, allowing plenty of natural light to flow through and offering open views to the front. This creates a comfortable and relaxing main living space. The modern fitted kitchen features a range of high gloss wall and base units, quartz work surfaces and integrated appliances including fridge, freezer, dishwasher, hob and oven, along with electric-operated blackout and security shutters. The main bedroom is also located on this level and benefits from bespoke fitted furniture including drawers, dressing table and headboard, along with a four-piece en-suite bathroom. Two further double bedrooms, both with fitted furniture and electric-operated blackout and security shutters, are also situated on this floor, along with a three-piece family bathroom. Stairs lead down to the ground floor where there is a fourth bedroom with fitted wardrobes and a three-piece en-suite. This space is ideal for guests, older children, or as a home office or additional living area. A useful utility room provides fitted units, plumbing for white goods and a sink, with internal access to the attached garage. The garage benefits from an electric door, water, power and lighting, and provides parking or additional storage space. Externally, the property offers a block paved driveway providing ample off-road parking. The front garden is mainly laid to lawn, while the split-level side garden features a range of established plants and shrubs and leads to a private rear garden. The rear garden includes a patio area, raised lawn and hose pipe connection, creating a practical and low-maintenance

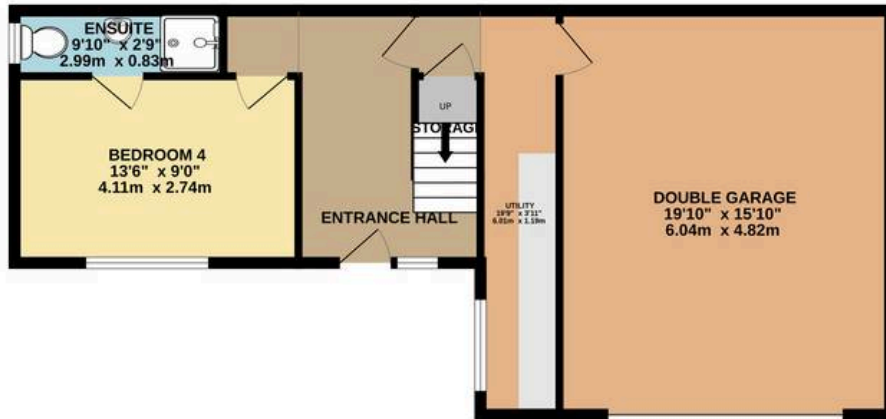




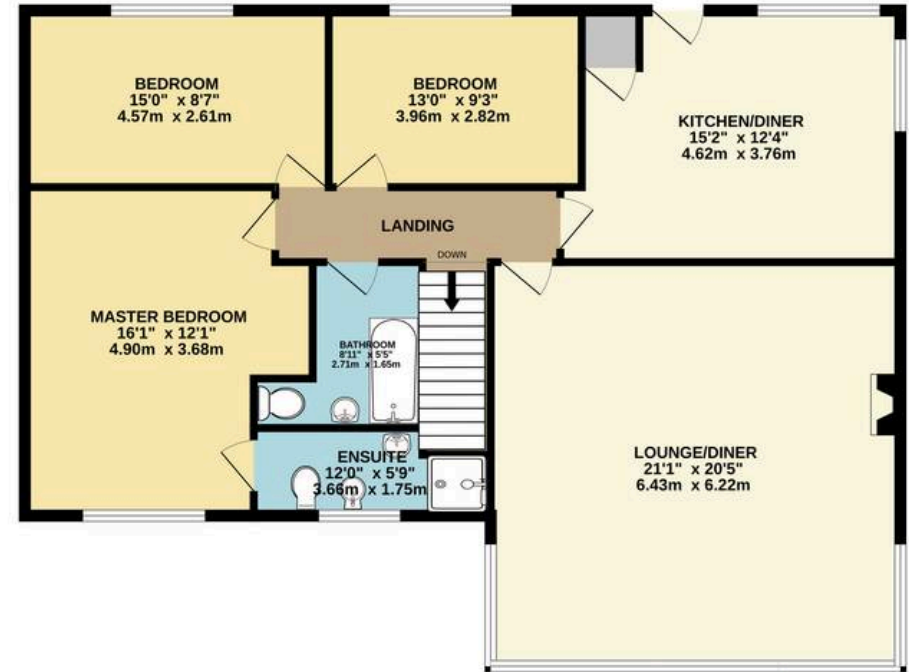




GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Bolton

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