



2 Tilside Grove, Lostock, Bolton, BL6 4BX

REDMAN
CASEY ESTATE AGENTS

2 Tilside Grove Lostock Bolton BL6 4BX

A superb modern detached property for those of discerning taste, this beautiful home offers superior living space that has been finished to exacting standards throughout. Briefly comprising, entrance hall, two reception rooms, kitchen/dining room, utility room, large orangery / sun room, downstairs cloakroom, four bedrooms with an en-suite bathroom to the master, a family bathroom and a detached double garage.

Nestled at the top of a small private cul-de-sac just off Regent road in Lostock and enjoying a generous corner plot, this very spacious and prestigious home would suit those who enjoy a modern executive lifestyle.

The well proportioned accommodation is accessed via the reception hall; the principal lounge at the front right of the property is decorated in neutral shades and fitted with an attractive feature fireplace. Bright and airy thanks to its bay window and fitted with French doors to the rear of the room allowing access to the kitchen and dining area. To the front left of the property is a separate sitting /dining room offering a further reception area, ideal for relaxing, study or for those looking to work from home.

The stunning open plan kitchen/ dining room is fitted with a generous range of high quality and contemporary style cabinets in an 'island' configuration that incorporates a breakfast bar. Carefully designed to provide a combination of functionality and to be aesthetically pleasing to the eye, the kitchen also boasts integrated high-end Neff appliances and more than enough room for cooking, dining and relaxing alike. The kitchen is also served by a very convenient and larger than average utility room. The super sized orangery /sun lounge to the rear of the property is fitted with a light weight insulated roof and offers plenty of room for relaxing or entertaining; fitted with French doors that allow access to the patio, outside seating area and the extensive garden.

To the first floor there are 4 generous bedrooms which boast fitted and built in wardrobes to all bedrooms the master also benefits from a large four piece en-suite bathroom. The family bathroom is also fitted with a four piece modern suite. the landing is spacious and offers potential to expand upwards into the loft area to create further bedrooms accommodation if so desired and subject to planning.

Outside there is a generous block paved driveway leading to a detached double garage with charging point for an electric vehicle. To the rear is a sumptuous private garden with multiple seating areas, lawned gardens surrounded by well stocked borders and Bessy brook stream with a timber bridge leading to a further lawed and gravelled area. Viewing is essential to appreciate all that is on offer.





Entrance Hall

UPVC double glazed window to front, uPVC double glazed window to side, radiator, tiled flooring, stairs, Composite double glazed entrance door, door to:

Lounge

17'8" x 13'2" (5.38m x 4.02m)

UPVC double glazed bay window to front, coal effect gas fire with set in, feature timber surround and marble effect inset and hearth, two double

radiators, two wall lights, decorative coving to ceiling, double door, door to:

Kitchen

14'4" x 23'2" (4.37m x 7.07m)

Fitted with a stunning range of modern base and eye level units, large matching island unit with cupboard drawers under, built in composite sink unit with single drainer and stainless steel swan neck mixer tap, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted

double oven, four ring hob with extractor hood over, uPVC double glazed box window to side, full height uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, tiled flooring, ceiling with recessed spotlights, double doors to orangery / sun room, open plan to utility, door to:

Dining Room

12'9" x 8'10" (3.89m x 2.69m)

UPVC double glazed window to front, double radiator, coving to ceiling.

Utility

6'11" x 5'3" (2.11m x 1.59m)

Fitted with a matching range of base and eye level units with round edged worktops, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, tiled flooring, door to:

WC

UPVC frosted double glazed window to side, fitted with two piece white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, radiator, tiled flooring.

Orangery/Sun Room

Half brick construction with uPVC double glazed windows and power and light connected solid insulated roof with recessed spot lights, two double radiators, double doors to rear garden, door to side.



Landing

Storage cupboard, The sizeable loft space, together with the attractive roof pitch, provides significant scope for a loft conversion. Furthermore, the detached double garage offers additional flexibility and potential for conversion, creating exciting opportunities to enhance both the property's accommodation and value, subject to the necessary consents. door to:

Master Bedroom

11'9" x 13'2" (3.58m x 4.02m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and bedside cabinets, radiator, ceiling with recessed spotlights, door to:

En-suite Bathroom

Fitted with four piece modern white suite with comprising, deep panelled bath with hand shower attachment over and mixer tap, inset wash hand basin in vanity unit with drawers and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor

fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2

9'11" x 14'10" (3.02m x 4.52m)

Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, vanity mirror and bedside cabinets, radiator, laminate flooring, coving to ceiling.

Bedroom 3

9'11" x 10'0" (3.02m x 3.05m)

UPVC double glazed window to rear, bedroom suite with a range of wardrobes three fitted built-in double wardrobes with hanging rails, shelving and drawers, fitted matching dressing table and drawers, radiator, laminate flooring.

Bedroom 4

13'5" x 8'9" (4.09m x 2.67m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator.

Bathroom

Fitted with four piece modern white suite with comprising, deep panelled bath with mixer tap, wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside

Open plan front garden, double width tarmac driveway to the front leading to garage and with parking space for 4 cars, paved pathway leading to front entrance door with lawned area, mature flower and shrub borders and paved sun patio.

Private landscaped rear garden, enclosed by timber fencing and mature hedge to rear and sides, large block paved sun patio with composite decking area, lawned area with mature flower and shrub borders, timber bridge over Bessy Brook leading to further grassed and gravelled areas.

Location

Situated within one of Lostock's most sought-after residential locations, this exceptional home enjoys easy access to an outstanding range of amenities, excellent transport links, and highly regarded





schools.

Families are particularly well catered for, with a selection of well-respected primary and secondary schools nearby.

For leisure and recreation, residents can take advantage of a wealth of local facilities, including Bolton Golf Club and Regent Park Golf Centre, the premium health and fitness facilities at David Lloyd Bolton, and the extensive shopping, dining and entertainment options available at Middlebrook Retail Park.

The property's location is equally appealing for commuters, with Lostock railway station just a short

walk away, providing convenient rail connections, while the nearby M61 motorway offers excellent access throughout the North West.

For those who enjoy the outdoors, the Middlebrook Valley trail, High Rid reservoir and the beautiful landscapes of Rivington Country Park are within easy reach, offering an abundance of scenic walks, cycling routes and year-round recreational opportunities.

Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

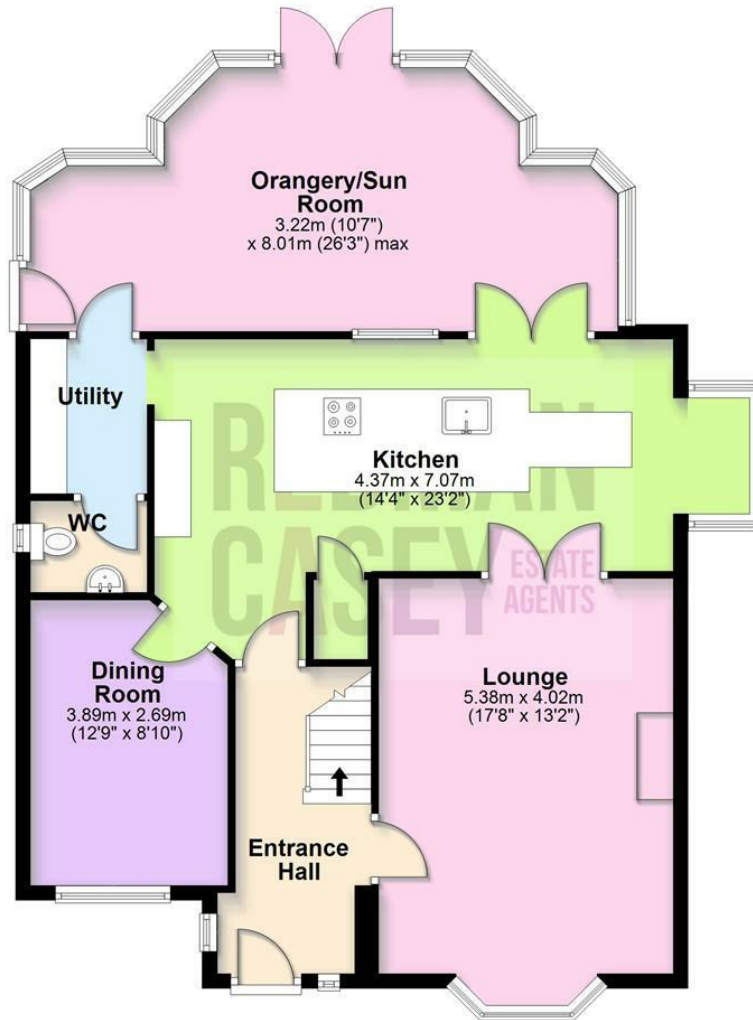
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



Ground Floor

Approx. 98.0 sq. metres (1054.9 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



Total area: approx. 165.3 sq. metres (1779.1 sq. feet)

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