



5 The Kilphin Princess Road, Lostock, Bolton, Lancashire, BL6 4DR

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AGENTS

**5 The Kilphin Princess Road  
Lostock  
Bolton  
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BL6 4DR**

Superb modern executive detached offering extensive accommodation which has been enhanced and extended by the present owners to provide an fantastic family house set in one of the boroughs most sought after locations. Only by viewing the property do you get a true reflection of the accommodation on offer, with 4 generous bedrooms, 4 spacious receptions and luxury bathrooms and kitchen. Ideally located for access to the rail and Motorway network along with Bolton School and Cleavelands Preparatory School make this a property not to be missed

Superb executive detached family home situated in this highly regarded and sought after residential location offering open views over the golf course to the rear, This stylish and superbly appointed family home has been enhanced and extended by the current owners to offer luxurious accommodation for a growing family. The property comprises :- Entrance hallway, ground floor W/C, generous lounge, orangery, formal dining room, bespoke quality fitted kitchen with integrated appliances, open plan into family room and bespoke fitted office. To the first floor there are four generous bedrooms, the master having a luxury six piece bathroom and large selection of fitted wardrobes, bedroom 3 also benefits from an en suite shower room, bedrooms two and three have fitted wardrobes, Stunning family bathroom fitted with a four piece suite. Externally the property boasts a generous plot with extensive block paved driveway allowing parking for 4-6 vehicles along with detached double garage, whilst the rear garden boasts a private garden and generous patio with views over "Bolton Golf Club" fairway, a truly lovely home not to be missed. Ideally located for access to the rail and motorway network along with Bolton School and Cleavelands Preparatory School. Viewing is essential and by prior appointment only.





### **Entrance Hall**

Hardwood glazed double entrance doors with wrought iron insets, built-in double storage cupboard with hanging space and shelving, feature cast iron radiator, ceramic tiled flooring, decorative cornice style coving to ceiling with recessed low-voltage spotlights, door to:

### **WC**

Fitted with two piece modern white suite comprising, wash hand basin vanity unit with

cupboards under and mixer tap and WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, heated towel rail, ceramic tiled flooring, decorative cornice style coving to ceiling with recessed low-voltage spotlights.

### **Lounge**

30'10" x 14'2" (9.40m x 4.33m)

UPVC double glazed leaded bow window to front, uPVC metal frame double glazed leaded window to side, uPVC double glazed leaded window to

side, ornamental fireplace with feature timber Adam style surround and marble inset and hearth, two double radiators, decorative cornice style coving to ceiling with recessed low-voltage spotlights and in built speaker system, Sweeping stairs first floor landing with feature balustrade and wrought iron infill, leading to a galleried landing. uPVC double glazed patio door to garden, double doors to:

### **Orangery**

14'8" x 15'11" (4.48m x 4.86m)

Brick construction with uPVC double glazed windows and double glazed lantern roof, double radiator, ceiling with recessed low-voltage spotlights in built speaker system, uPVC double glazed french double doors to garden.

### **Dining Room**

15'7" x 15'0" (4.75m x 4.58m)

Double radiator, decorative cornice style coving to ceiling, double door to:

### **Family Room**

18'0" x 10'2" (5.48m x 3.09m)

UPVC double glazed leaded window to rear, double radiator, decorative cornice style coving to ceiling with recessed low-voltage spotlights, open plan to Kitchen, double door to:

### **Office**

10'3" x 8'6" (3.12m x 2.59m)

UPVC double glazed leaded window to rear, radiator, decorative cornice style coving to ceiling with recessed low-voltage spotlights, fitted with a range of Oak units with built-in drawers, filing cabinets, glazed display case, bookshelves and matching desk.



### **Kitchen**

12'6" x 21'9" (3.82m x 6.63m)

Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting black granite worktop space, matching island unit with breakfast bar and built in sink unit, leaded glazed display units, corner display shelves, two 1+1/2 bowl stainless steel sinks with drainers and swan neck mixer taps, integrated dishwasher and washing machine, separate plumbing for washing machine, space for American style fridge/freezer, eye level electric fan assisted double oven, six burner gas hob with extractor hood over. tiled flooring, decorative cornice style coving to ceiling with recessed low-voltage spotlights, uPVC double glazed side door to garden.

### **Landing**

UPVC double glazed leaded window to front, double radiator, wrought iron and oak feature balustrade, door to:

### **Bedroom 1**

20'10" x 14'2" (6.35m x 4.33m)

UPVC double glazed leaded window to front, uPVC frosted double glazed leaded window to side, uPVC

double glazed leaded window to side, fitted bedroom suite with a range of wardrobes comprising three fitted triple wardrobes with hanging rails, shelving, overhead storage and drawers, further fitted double wardrobe(s), fitted matching dressing table, vanity mirror, bedside cabinets and drawers, fitted media unit. radiator, decorative coving to ceiling with recessed low-voltage spotlights built in speaker system, double door to:

### **En-suite**

Fitted with modern white suite comprising deep panelled bath, twin wash hand basins with mixer taps on a vanity unit with cupboards under and drawers, tiled double shower enclosure and bidet, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, television built into the tiles over bath. uPVC double glazed leaded window to rear, uPVC double glazed leaded window to side, ceiling with recessed low-voltage spotlights, built in speaker system.

### **Bedroom 2**

15'11" x 11'6" (4.84m x 3.51m)

UPVC double glazed leaded window to rear, fitted

bedroom suite with a range of wardrobes comprising two fitted double triple, further fitted double wardrobe(s), fitted matching cupboards, bedside cabinets and desk unit, radiator.

### **Bedroom 3**

11'1" x 11'7" (3.38m x 3.52m)

UPVC double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobes, fitted matching dressing table, bedside cabinets and drawers with cupboards, radiator, door to:

### **En-suite**

Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, half height mosaic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

### **Bedroom 4**

8'8" x 12'4" (2.63m x 3.76m)

UPVC double glazed leaded window to front, radiator, decorative cornice style coving to ceiling.





**Family Bathroom**

Fitted with four modern white suite comprising deep panelled bath with hand shower attachment over and chrome waterfall mixer tap, wall mounted wash hand basin with chrome waterfall mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, tiled flooring, ceiling with recessed low-voltage spotlights.

**Outside**

Front garden, block paved driveway to the front leading to garage and with car parking space for six

cars with lawned area and mature shrub borders with floral bed, enclosed by mature hedge to sides. Private rear garden, backing onto the golf course the garden enclosed by fencing and mature hedge to rear and sides, large paved sun patio, extensive lawned area and mature shrub borders gated access to either side, outside tap, courtesy and security lighting, access to a brick built double garage with power and light connected.

**Garage**

Detached brick built double garage with remote up and over door, power and light connected eaves storage and rear access door

## Energy Performance Certificate

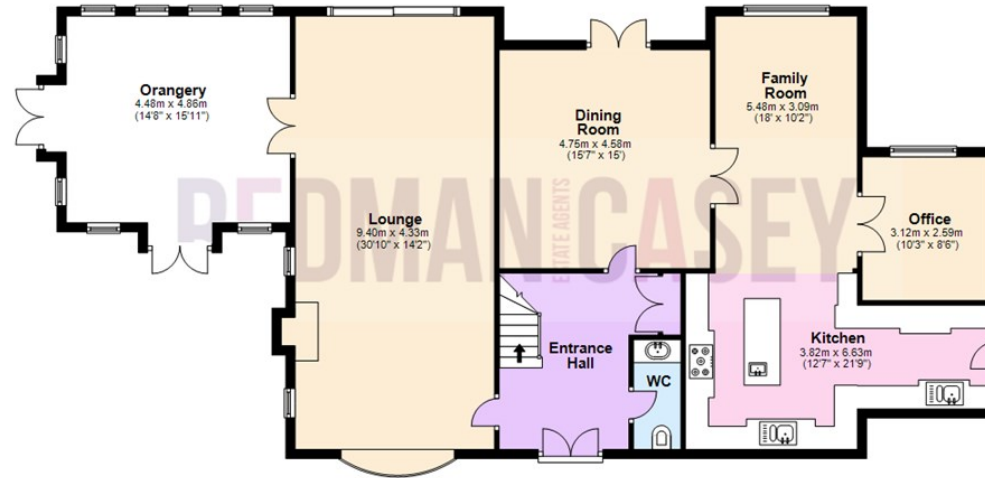
More details relating to the energy performance of this property can be found at [www.epcregister.com](http://www.epcregister.com) using the postcode to look up

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

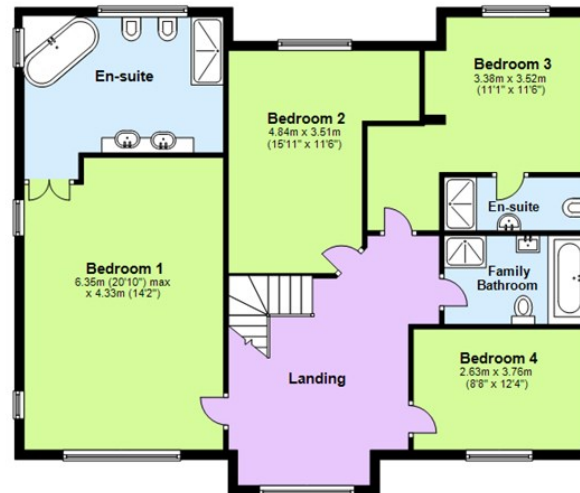
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



**Ground Floor**  
Approx. 154.5 sq. metres (1663.2 sq. feet)



**First Floor**  
Approx. 113.7 sq. metres (1223.9 sq. feet)



Total area: approx. 268.2 sq. metres (2887.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.