



David Currie & Co
Real Estate and Asset Consultants

For Sale

High Rid

Princess Road

Bolton

BL6 4DS



- **Desirable 5 Bedroom Detached Family Home**
- **Located within a secluded and private gated development accessed directly of Princess Road, one of Lostock's Premier roads.**
- **Externally there are private enclosed gardens backing onto Bolton Golf course while a garage and driveway to the front provides ample off-road parking.**

Tel: 0161 393 2222



Location

The property is situated in a secluded and private plot at the top of Princess Road, which is considered to be one of Lostock's Premier roads.

Lostock is recognised as a desirable residential location with convenient access provided to all local schools, shopping and leisure facilities and being located approximately 3 miles from Bolton town centre.

Description

The property comprises of a desirable 5 bedroom detached family home which occupies an enviable position on Princess Road within a prestigious location.

The property is accessed via electronic gates leading to a driveway and a double garage providing ample car parking. The property benefits from private enclosed gardens which are not overlooked.

Internally the property has been completed to a high specification providing a desirable home with excellent space, setting and convenience.

Accommodation

Internally the property provides as follows:-

Ground Floor

Porch
Reception Hallway
Lounge
Study
Sitting Room
Kitchen/Breakfast Room
Dining Room
Utility Room

First Floor

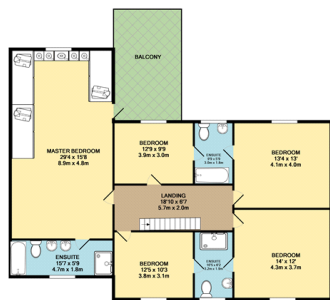
Master Bedroom with Bathroom
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5
Bedroom 2 & 3 and Bedroom 4&5 sharing Jack'n'Jill Shower Rooms



FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA: 108.52 SQ FT
(10.0 SQ M)



FIRST FLOOR
APPROX. FLOOR
AREA: 142.52 SQ FT
(13.2 SQ M)
TOTAL APPROX. FLOOR AREA: 251.04 SQ FT (23.2 SQ M)

EPC

Available on request.

Tenure

We understand that the property is held Long Leasehold. The property is currently occupied on an AST but is available with vacant possession.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Price

Offers Invited

Viewing

David Currie & Co

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