

B

BRIKSDAL WAY
LOSTOCK



Nestled off Chorley New Road, with arterial connections to many destinations in both directions, discover No. 8, Briksdal Way, a spacious 1970s home, lovingly extended and brought into the 21st century to provide the very best in modern family living.

Set to a backdrop of rurality, pull off the Briksdal Way and onto the spacious block paved driveway of No. 8. Lush lawn extends to the front, with a double garage for secure sheltered parking.

Take the neatly paved path to reach the contemporary solid wood and curving glass front door.



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A WARM WELCOME

Emerging into a broad and bright entrance hall, wooden flooring is attractive underfoot, with contemporary shades of grey to the walls.

Fully tiled and practical, the cloakroom lies to the immediate left, spotlit to the ceiling and furnished with stylish countertop wash basin with vanity unit storage, WC and heated towel radiator.

Ahead and right from the front door, double oak and glass doors deliver light through to the spacious sitting room on the right.

Carpeted in grey with shimmering shades to the walls, this light and bright room overlooks the front and side of the home and is well proportioned for furniture and family living. Fitted oak cupboards conveniently conceal the boiler.

Returning to the spacious entrance hall, the scope and scale of this home reveals itself, continuing past the staircase to discover the abundantly sized kitchen-dining room on the right.





B SAVOUR MEALTIMES...

Tiled underfoot, this spacious room is a sociable hub, well-furnished with a range of cabinetry running along three sides of the room. A broad window invites daylight in, framing views out over the garden, whilst cream and grey splashback tiling runs along the remaining stretches of wall.

Currently accommodating a dining table to the centre of the room, there is ample space for a stylish central island-breakfast bar. Flow through from the kitchen to the handy utility room, furnished with the same cabinetry and tiling as the kitchen and featuring an additional sink and plumbing for a washer and dryer. A door opens to the rear garden, making this a handy 'boot room' entrance for entry after gardening or muddy country walks with the dog.





There is also potential to open the room up fully to the dining room beyond,. With French doors opening to the private rear garden, the dining room offers an easy flow between indoors and out, perfect for summer barbecues and alfresco dining.

B GRAND LIVING

Reconnect with the entrance hall via double doors from the dining room and when passing the foot of the stairs, sneak a peek at the ample understairs storage available for coats and shoes.

Next, arrive at the heart of the home, a huge, open-plan family room, saturated in light from a broad window to the front and French doors to the rear. Light and bright, and with views out over front and rear gardens, this room is a warm and welcoming space in which to relax and unwind. Cosily carpeted underfoot, with feature wallpaper, a glass-fronted gas fireplace is inset within a wall, as the room stretches back, affording so much space. Draw the curtains for total privacy for a quiet night in front of the television.

Great flow ensures all the rooms to the rear have direct access out to the private, enclosed rear garden, ideal for parties and social gatherings.







B ROOM FOR ALL

Returning to the entrance hall, ascend the spindled staircase to the first-floor landing, where feature wallpaper in a combination of gold, bronze and anthracite adds a touch of opulence.



To the left, overlooking the leafy green front of the home is bedroom five. A good-sized room, with wood toned flooring underfoot and contemporary white and grey walls, spotlighting shines down from above, with natural light entering through a wide window. This room is also ideal as a private study for those working from home.

B SLEEPY SANCTUARY

Directly opposite this bedroom is the sublimely sized second bedroom. Feature floral wallpaper adds a pop of colour to this spacious room, where there is ample space for fitted wardrobes, shelving and drawers. A peaceful room, with verdant views over the rear garden, this capacious bedroom is a true sanctuary.

Served by its own fully tiled ensuite, fitted furniture provides plenty of storage, keeping all your lotions and potions neatly hidden from sight. Furnished with a wash basin, heated towel radiator and WC, begin the day with a refreshing spritz in the walk-in shower.







B A SOOTHING SPACE

Continuing along the landing, to the left, above the dining room is another spacious bedroom, with laminate flooring underfoot and sliding fitted wardrobes providing plenty of storage. Refreshing shades dress the walls with lush views out over the rear garden.



Further along the landing, across the way enjoy a soothing soak in the family bathroom. Tiled in white to the walls with an iridescent mosaic band, and furnished with a large centrally filling bath, wall mounted wash basin, separate shower with rainfall head and WC. Black tiles underfoot are lifted with a sparkling accent.

B PEACEFUL HAVEN

Next awaits the bountifully sized master bedroom, where sunset shades add a soothing feel. A full bank of fitted wardrobes are accompanied by a fitted dressing table, with peaceful leafy views out over the garden to the rear.

Freshen up in the master ensuite, fully tiled and fitted with a walk-in wet room shower, wall mounted WC incorporated into a range of fitted furniture which provides plenty of storage and also accommodates the wash basin. Above the wash basin is a large, LED touch sensor mirror. Exuding a hotel spa-like ambience, this shower room elevates the master suite to boutique chic.







At the end of the landing, discover the fourth bedroom, carpeted and furnished with fully fitted wardrobes designed to accommodate a single bed. Should you wish, elements of this furniture could be removed to easily accommodate a double bed. Earthy shades reflect the greenery viewed out of the window to the front.

B GARDEN DELIGHTS



Securely gated and perfectly private, the garden to the rear of No. 8, Briksdal Way is tucked behind mature hedging, ensuring you are not overlooked.

Low maintenance, the garden is mainly laid to lawn, with a paved pathway to the rear of the home and well stocked planting to the borders.

In the evening, soak up the last of the sun on the patio in the far corner.

B ON YOUR DOORSTEP

With spacious bedrooms and an easy open flow with versatile reception rooms, No. 8, Briksdal Way is the ultimate family home.

Situated close to several local schools and pre-schools, with nursery provision available at Lostock Playschool and Kare 4 Kids Ltd at Lostock Primary School, alongside Cleveland's Primary and St Mary's Primary School. Independent schooling is also available at the prestigious Bolton School, just a short drive away.

With ample options for a work from home office, you can also commute conveniently from nearby Lostock Station with its links to Manchester alongside road links via the M60, M61 and M62.

Enjoy evenings out at the Victoria Inn (locally known as Fanny's) and The Retreat on Markland Hill, both within walking distance.

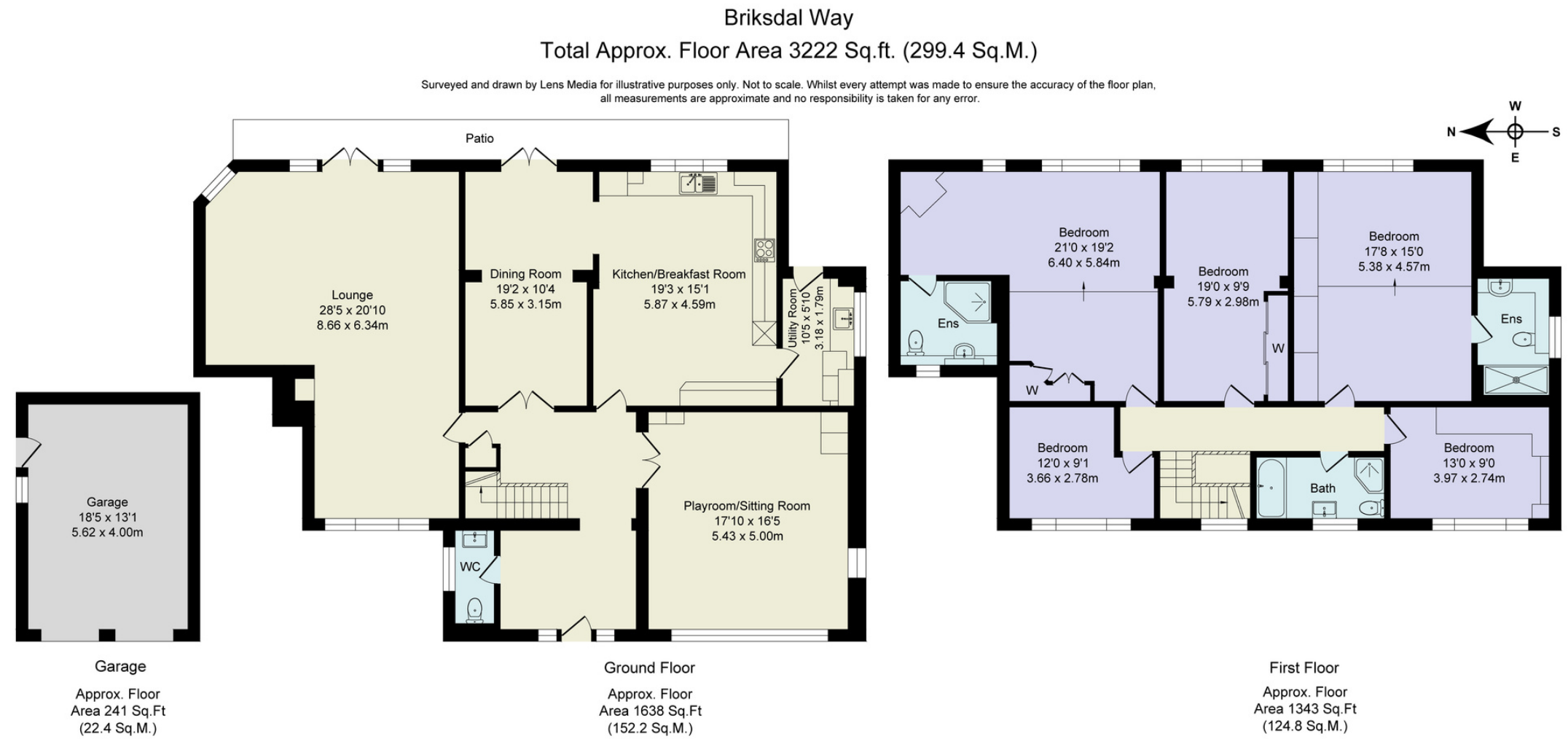


Make the most of the nearby cities on your doorstep, with retail therapy only eight miles away in Manchester or closer still in Bolton town centre, three miles away. No. 8, Briksdal Way is also only a mile and a half from the Middlebrook Retail Park.

For leisure and entertainment, head to Lostock Regent Park Golf Centre, where you can perfect your swing, or perfect your serve at the local tennis club. There is also a cinema at the Middlebrook Retail Park and history to be uncovered at Bolton Museum.

Fill your lungs with fresh air with a walk out over the municipal golf course, towards Middlebrook and up into Rivington. There is so much to see and do on the doorstep.

Adaptable, warm, welcoming and comfortable, No. 8, Briksdal Way is an ideal family home set in a vibrant location.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

B FINER DETAILS

- 1970s Extended Detached Family Home
- Leasehold
- Years Remaining - 953
- Ground Rent - £35.00 Per Annum
- Council Tax Band - G
- EPC Rating - C
- Set Over 3000 sq ft
- Five Double Bedrooms, Two with En-suites
- Three Reception Rooms
- Detached Double Garage



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To view Briksdal Way
Call: 01206 773 556
Email: sales@wainwrightshomes.com

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