

NT  
NEW TEMPEST RD  


Looking out over leafy football fields and within an easy ten minutes stroll of Lostock Railway Station and Regent Park Golf Course, arrive at the, spacious No. 8 New Tempest Road.

Pull up along the double entry Tarmac driveway where there is ample space for three cars. Park up in, or outside, the integral garage and make your way to the front door of this four bedroom detached bungalow.





NEWTON  
& CO  
FOR SALE

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## WELCOME HOME

Step inside and discover a light, bright hallway. Finished to a neutral, decorative palette throughout, No. 8 is a surprisingly spacious home, perfect for multi-functional family living. Stash your coat in the porch behind the double doors and explore...

Head left at the end of the entrance hall and relax in the light and bright lounge, where views over the leafy garden greet you through the wall of glazed French doors. Settle down on the sofa with a glass of wine. There is space for all the family here.



## FEAST YOUR EYES

Head on through to the breakfast kitchen where an array of solid oak 'shaker-style' cabinets include pull out basket drawers and wine rack to provide plenty space for all your kitchen appliances and essentials.

A black worktop sweeps around to form a breakfast bar, ideal for casual dining. Sat within, a 1.5 sink with gold-plated tap looks out over the rear garden.

Oak flooring blends with the sage green splashback tiling for a calm finish complementing the forest green cornice and skirting board. Finished with a Rangemaster oven, extractor hood, integrated 'Bosch' dishwasher and integrated fridge/ freezer for a seamless finish.

A part-glazed UPVC door leads out onto the garden from here.









A spacious utility room next door houses space for two under counter wine coolers and plumbing for washing machine and tumble dryer. A black sink with drainer is placed by one of the two windows that look out over the side aspect. There's space too for a freestanding fridge/ freezer.

Peep through the door to the office with fitted cabinets and desk looking out over the front garden.

Also off the living room is the dining room currently decorated in a vibrant red with complementing carpeting. This room would make an ideal sitting room, playroom or fourth bedroom.





## SWEET DREAMS

Grey toned carpet is soft underfoot in the master bedroom, a tranquil sanctuary, nestled away from the main entertaining space. Light flows in through windows to the front and side, capturing the greenery of the views.

Fully fitted with wardrobes, bedside cabinets, drawers and dressing table providing plenty storage for all your clothes, shoes and accessories.





Refreshment awaits in the ensuite, tiled in white to the walls and black to the floor with a Mackintosh-style border tile. It comes fitted with a double shower enclosure with glazed screen, vanity wash basin and a WC and tall chrome towel rail.



The five-piece family bathroom sits central to the rear, just off the hallway complete with pedestal wash hand basin, Jacuzzi bath, WC, bidet and double shower enclosure with glazed screen.

Tiled in a mixture of cream, sage and terracotta tones the space is finished with wall mounted mirrored vanity cupboard, two wall lights and gold plated towel radiator. to match the sanitaryware fittings.



Also located to the rear is bedroom two, a soothing refuge dressed in light tones, laminate flooring underfoot and featuring built-in wardrobes, bedside drawers, dressing table and drawers for all your storage needs. Two windows look out over the rear garden.



To the front of the home, opposite the main bedroom, the third bedroom is finished in soft blue tones for a calming vibe with complementing carpet colour, built in wardrobes and bedside cabinets.



Back in the hallway, climb the open-tread staircase to the first floor where the loft has been converted to provide a Games Room. A Velux window within the vaulted ceiling provides ample light, with the addition of strip lighting and a pool table fitting central to the space.

This multi-functional space would make an ideal sitting room or fourth bedroom subject to planning permission.



## GARDEN ESCAPES

Step outside into the rear garden where an Indian stone patio leads out onto an expansive well presented lawn. Built-in tiered brick wall garden beds provide colour throughout the seasons. To one corner is a generous Koi carp pond. Secured by timber fenced boundaries and mature conifers, ideal for children and pets.

This home also comes with planning to knock down the existing dwelling and build two separate “3-bedroom” dwellings. Plans available to view- Planning Application- 11596/21







## NEAR & FAR

Peacefully located, looking out over football fields to the front New Tempest Road is ideally placed close to transport links, amenities and schools: within ten-minutes' walk, arrive at Lostock Railway Station for convenient transport links into Manchester and beyond. Commuting is simple, with connections to the M61 only five minutes' drive from the door.

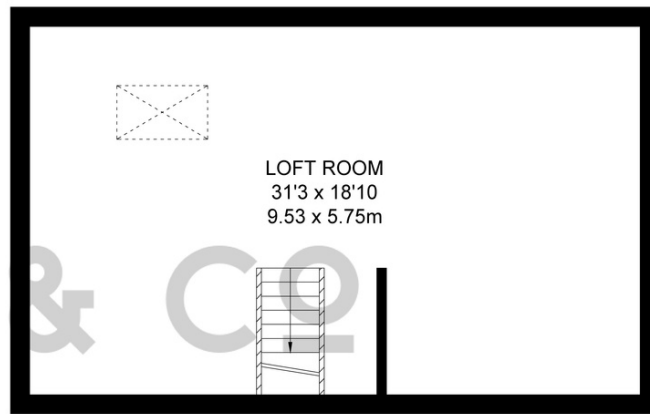
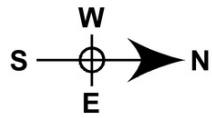
Regent Park Golf Course is also only a short walk away, for those looking to improve their handicap. Make the most of the countryside on your doorstep with family picnics to High Rid reservoir or Saturday morning dog walks along the Middle Brook.

Enjoy shopping trips and days out at the nearby Middlebrook Retail Park where you will find a variety of shops and restaurants alongside a cinema and bowling alley.

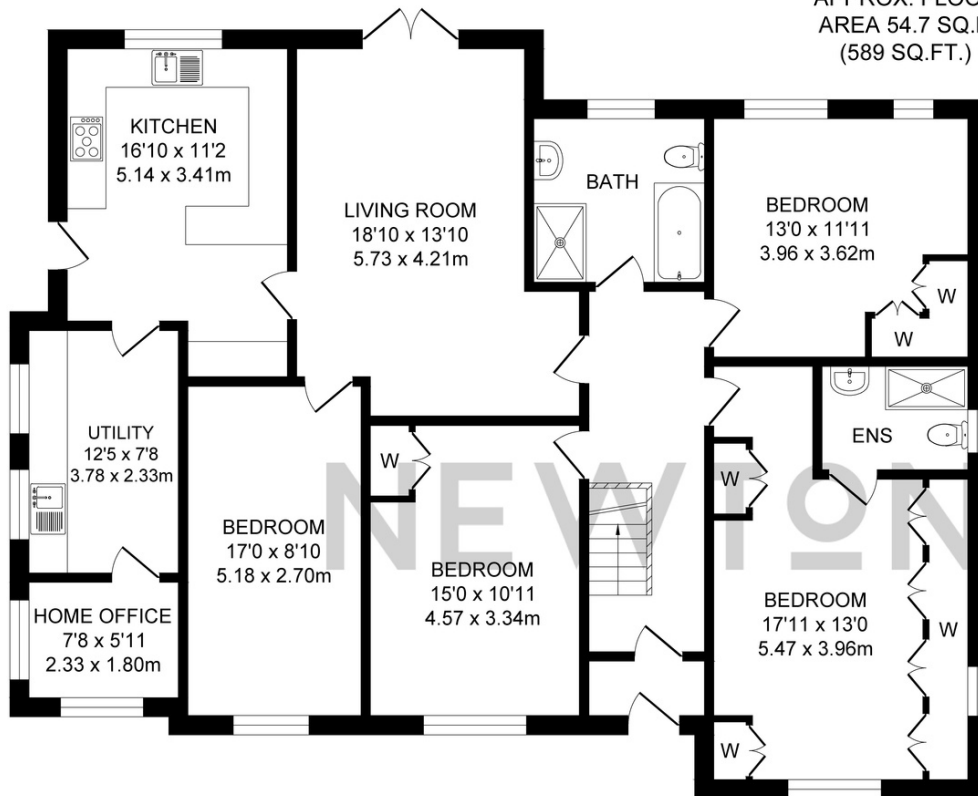
For educational establishments, New Tempest Road is a short walk from Lostock County Primary School, close to Clevelands and is also within easy reach of the acclaimed independent Bolton School.



# FINER DETAILS



FIRST FLOOR  
APPROX. FLOOR  
AREA 54.7 SQ.M  
(589 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 145.5 SQ.M  
(1566 SQ.FT.)

TOTAL APPROX. FLOOR AREA 200.2 SQ.M. (2155 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

- Spacious Detached Bungalow
- Four Double Bedrooms
- Master With Ensuite
- Spacious Utility & Office
- Converted Loft/ Games Room With Potential For Additional Bedroom Subject To Planning
- Double Entry Driveway For Three Cars & Garage
- Large Rear Garden With Carp Pond
- Freehold
- EPC Rated: D
- Council Tax Band: E
- This home also comes with planning to knock down the existing dwelling and build two separate “ three-bedroom” dwellings. Plans available to view- Planning Application- 11596/21

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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