



29 Regent Road, Lostock, Bolton, BL6 4DG

Positioned within around 0.85 acres of prime land and offering an excellent level of privacy, the property is a well presented, detached true bungalow with numerous out building structures that may offer development potential. Motorway and train link approximately 2 miles and 0.6 miles respectively.

- TRUE BUNGALOW OF AROUND 2000 SQUARE FEET INCLUDING A SUPERB LOFT STORAGE AREA
- FREEHOLD WITH DEVELOPMENT POTENTIAL
- LONG PRIVATE DRIVEWAY
- AROUND 2 MILES TO MOTORWAY LINK
- BOLTON SCHOOL 2 MILES
- SET WITHIN AROUND 0.85 OF AN ACRE
- PRESTIGIOUS ADDRESS IN THE HEART OF LOSTOCK
- 0.6 MILES TO MAINLINE TRAIN STATION
- FULLY EQUIPPED GYM WITH SAUNA
- RENOVATED DURING 2016 PLUS 2 SUBSTANTIAL DETACHED GARAGES



£1,100,000

29 REGENT ROAD, LOSTOCK, BOLTON, BL6 4DG

The Home:

A very rare opportunity to acquire a property set within around 0.85 of an acre of prime Lostock land. The site currently hosts a well presented detached true bungalow which was extensively modernised during 2016 and also benefits from 2 substantial detached garages plus several garden outbuildings. Due to the plot size, there is likely to be interest from developers, be it to increase the quantity of homes or alternatively build one 'super home'. Equally, we cannot underestimate the demand for true bungalows within a prestigious address specifically given the lack of supply within this sector.

The current accommodation includes 3 double bedrooms served by a large family bathroom and a large wet room. A substantial dining kitchen opens into the large lounge which also connects with a conservatory. Additional rooms include a separate utility, a concealed study and fitted pantry. Externally there is a long private driveway and substantial parking area. There are two large, detached garages plus an abundance of external leisure rooms and workshops. The leisure facilities include a fully equipped gym with sauna and significant garden room ideal for entertaining.

As there is much to discuss regarding this topic, we would ask that you can contact Ben Washington at our office to discuss the property in further detail.

The sellers inform us that the property is Freehold

Council Tax Band G - £3568.48

THE AREA

The Area:

Regent Road is located within the heart of Lostock and is seen by many as one of the more prestigious roads within the area. The 'top end' of the road includes a nice variety of property styles. A particularly strong feature of the road is access to Lostock train station which is around 0.6 of a mile away and links to Manchester. Lostock County Primary School is just a few minutes from the train station itself and many people buy within this area seeking good access to the private schooling on offer within the town (Bolton School is approximately 2 miles away). Whilst the train station is well placed, Junction 5 and 6 of the M61 are around 2 miles away. The closest commercial centre is within the out-of-town retail complex, close to the towns football stadium at the Middlebrook retail complex. This includes a number of supermarkets and large outlets together with a gym, bowling alley, cinema, restaurants etc. Many locals also consider Manchester and the Trafford Centre as an appropriate distance for both socialising and work. Whilst many of these features are ideal for living within a commuter belt of a large city, the town also boasts very popular countryside including a stretch of the West Pennine moors and Winter Hill.



ROOM DESCRIPTIONS

Ground Floor

Entrance Area

3' 2" x 5' 7" (0.97m x 1.70m) Ante room off to the side.

Utility Room

5' 9" x 7' 5" (1.75m x 2.26m) Further access into the kitchen.

Kitchen

20' 3" x 12' 4" (6.17m x 3.76m) Window to the front. Sliding patio doors to the side. Fitted pantry measuring 4' 9" x 2' 3" (1.45m x 0.69m). Additional fitted storage.

Inner Hallway

11' 4" x 6' 3" (max over stairs) (3.45m x 1.91m) Access from either the kitchen or reception room 1. This area has the stairs to the first floor.

Reception Room 1

16' 11" x 20' 2" (5.16m x 6.15m) Sliding patio door to the side. Fireplace.

Inner Hallway

14' 2" x 4' 11" (max) (4.32m x 1.50m)

Bedroom 1

16' 0" x 12' 5" (4.88m x 3.78m) Dual aspect with large window to the side and rear.

Bedroom 2

10' 10" x 15' 10" (3.30m x 4.83m) Double room with window to garden.

Bedroom 3

10' 11" (to front of robes) x 9' 1" (3.33m x 2.77m)

Family Bathroom

9' 5" x 9' 8" (not including the shower recess) (2.87m x 2.95m) WC. Double hand basin within vanity unit. Individual bath and double width enclosed shower. Fully tiled to the walls and floor.

Conservatory

16' 3" x 12' 8" (4.95m x 3.86m) French doors to the rear garden area.

Wet Room

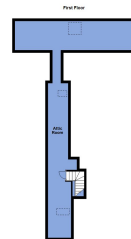
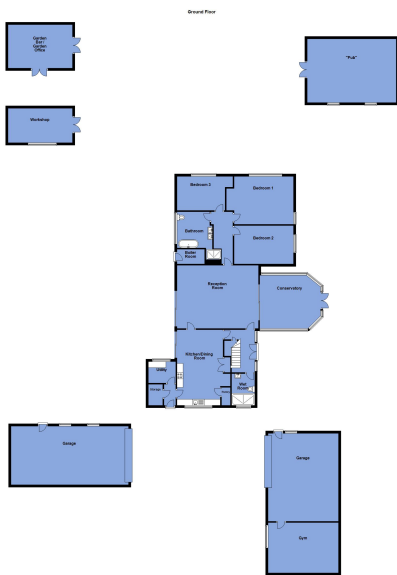
6' 11" x 8' 3" (2.11m x 2.51m) Two high level windows. Fully tiled walls and floor. WC. Hand basin. Vanity unit. Shower area.

First Floor

Top Floor Area

In two zones : 37' 2" x 6' 5" (11.33m x 1.96m) & 7' 6" x 30' 5" (2.29m x 9.27m) with roof light and window.





Total area: 87.7 sq m (932 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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