



INDEPENDENT ESTATE AGENTS

7 Regents Hill, Lostock, Bolton, Lancashire, BL6 4PN
£750,000
FOR SALE

A large, six-bedroom home finished to an impressive high specification and updated in many key areas. Two individual reception rooms plus open-plan kitchen. Superb master suite to the entire second floor. Close to Lostock train station, so ideal for Manchester commuters.



- HIGH SPECIFICATION KITCHEN AND BATHROOMS
- INDIVIDUAL HALLWAY PLUS 2 FORMAL RECEPTION ROOMS
- M61 MOTORWAY LINK APPROXIMATELY 2.5 MILES
- BOLTON SCHOOL AROUND 2.3 MILES
- LOSTOCK PRIMARY SCHOOL AROUND 0.6 MILES BY CAR

- OPEN PLAN KITCHEN WITH LIVING AREA TO REAR
- SUBSTANTIAL INTEGRAL DOUBLE GARAGE
- LOSTOCK TRAIN STATION APPROXIMATELY HALF A MILE
- IDEAL MANCHESTER COMMUTER BELT

7 REGENTS HILL, LOSTOCK, BOLTON, LANCASHIRE, BL6 4PN

The Home:

A large six-bedroom detached home located within a prestigious area. Under half a mile from Lostock train station and so ideally placed for those wishing to commute to Manchester city centre, Manchester airport and also towards London. Regents Hill is a cul-de-sac of just nine impressive homes.

Some particularly outstanding features are the master bedroom suite, which occupies the entire second floor and includes an abundance of fitted furniture together with dressing room and modern en suite. The largest bedroom to the first floor is also substantial and includes a run of quality fitted furniture, plus en suite. The ground floor flows nicely with two formal reception rooms and an open-plan kitchen and living area which overlooks the garden.

It is worth noting that the kitchen and sanitary wares have been replaced in recent years. There is a separate utility, providing discrete additional storage and further access to a large double integral garage, which may offer scope for further conversion should more ground floor accommodation be required.

To the rear, you will find a low maintenance rear garden finished with artificial turf and well-proportioned patio.

The sellers inform us that the property is Freehold.

Council Tax Band G - £3568.48

THE AREA

The Area:

Regents Hill is a cul-de-sac just off Regent Road which is one of the area's most prestigious addresses; it is connected to Chorley New Road and therefore benefits from the excellent associated transport links. Lostock train station is less than half a mile away and therefore offers a perfect location for those commuting towards Manchester.

For growing families, the area offers childcare from nursery level, with a number of primary schools (both state and private) within practical distance; the consistently popular Bolton School is around 2.5 miles away. Horwich town centre hosts many independently owned shops and services, whilst there is also a good selection of larger retail outlets at the Middlebrook retail development close to the football stadium.

Manchester and the Trafford Centre are ideal locations to shop and to socialise due to their proximity and easy access. There are several sports clubs and gyms nearby and part of Middlebrook cycle trail is accessed immediately from Regent Road itself.



ROOM DESCRIPTIONS

Ground floor

Hallway

Hallway with stairs to first floor and dswc

Reception room 1

11' 8" x 22' 3" (3.56m x 6.78m) large main reception room to the front.

Reception room 2

14' 5" x 11' 8" (4.39m x 3.56m) rear reception room.

Conservatory

10' 9" x 19' 6" (3.28m x 5.94m) 10' 9" x 19' 6" (3.28m x 5.94m) Conservatory PLUS 8 X 5'11 overlooks the garden and with open access into kitchen

Kitchen

17' 7" x 12' 4" (5.36m x 3.76m) a large kitchen with many integral appliances and finished in a contemporary manner. Offering good storage solutions and overlooks the rear garden. City breakfast bar area also.

Utility

13' x 5' 6" (3.96m x 1.68m)

Excellent provision for storage and space for appliances

Garage

15' 7" x 16' 7" (4.75m x 5.05m) large space with up and over doors.

First floor

Bedroom 2

15' 7" x 16' 6" (4.75m x 5.03m) a large front double with run of wardrobes in a completed in a modern style.

En suite

6' 10" x 5' 5" (2.08m x 1.65m) A large en suite which is well appointed.

Bedroom 3

11' 9" x 14' 10" (3.58m x 4.52m to bay) Front double

Bedroom 4

10' 3" x 13' 3" (3.12m x 4.04m) rear double

Bedroom 5

9' 10" x 15' 11" (3.00m x 4.85m) rear double

Bedroom 6

9' 9" x 8' 6" (2.97m x 2.59m) To the rear.

Family bathroom

6' 9" x 9' 9" (2.06m x 2.97m) Impressive and quality bathroom.

Second floor

Master bedroom

28' 4" x 16' 2" (8.64m x 4.93m) 9' 5" x 7' (2.87m x 2.13m) Abundance of fitted furniture, feature windows and rear rooflights,

Master en suite

10' 2" x 7' 11" (3.10m x 2.41m) large quality en suite.

Exterior

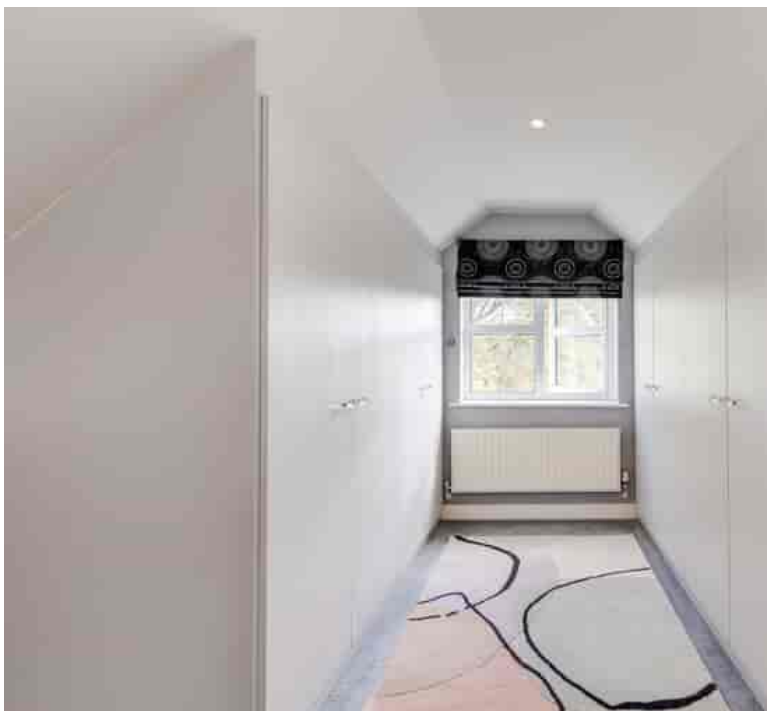
Gardens

To the front – Blockwork finish driveway provides ample car parking space and in turn leads to the twin double garages. Shaped lawned front garden area.

To the rear – There is an attractive and generous flagged patio adjoining the rear elevation. Steps then lead to an level garden area with artificial turf.









| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 71 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |