



INDEPENDENT ESTATE AGENTS

40 Regent Road, Lostock, BL6 4DQ

**£485,000**

**FOR SALE**

A superb home with large, open plan living area which opens to a open South West facing garden overlooking the golf course. Large master bedroom with en suite plus separate bathroom. Main line train around half a mile and motorway around 2 miles.



- NO CHAIN
- SOUTH WESTERLY ASPECT
- EXTENDED FRONT AND REAR
- EN SUITE TO MASTER BEDROOM
- EXCELLENT OPEN PLAN KITCHEN WITH ISLAND & LIVING AREA THAT OPENS FULLY TO GARDEN

- OVERLOOKING GOLF COURSE TO REAR
- QUALITY PRESENTATION THROUGHOUT
- LARGE INDIVIDUAL LOUNGE
- GENEROUS HALLWAY
- 10 MINUTE WALK TO LOSTOCK TRAIN STATION

# 40 REGENT ROAD, LOSTOCK, BL6 4DQ

## The House:

A most impressive home which offers much more than would initially meet the eye. Regent Road is one of the towns leading residential addresses and this particular group of homes which backs onto Regents Park golf course is considered to be its prime most segment.

The property has been extensively renovated & modernised and has also been extended to the front and rear. The excellent ground floor layout includes generous entrance hallway and large individual reception room whilst the rear is configured with an impressive open plan kitchen dining and living area with quad folding doors opening fully to the mature & well stocked rear garden. The rear garden itself benefits from the lovely open aspect.

To the first floor there are three bedrooms, the master of which is a particularly good size and includes an en suite shower room whilst the family bathroom is also well appointed. The loft is extensively boarded and provides an excellent storage area.

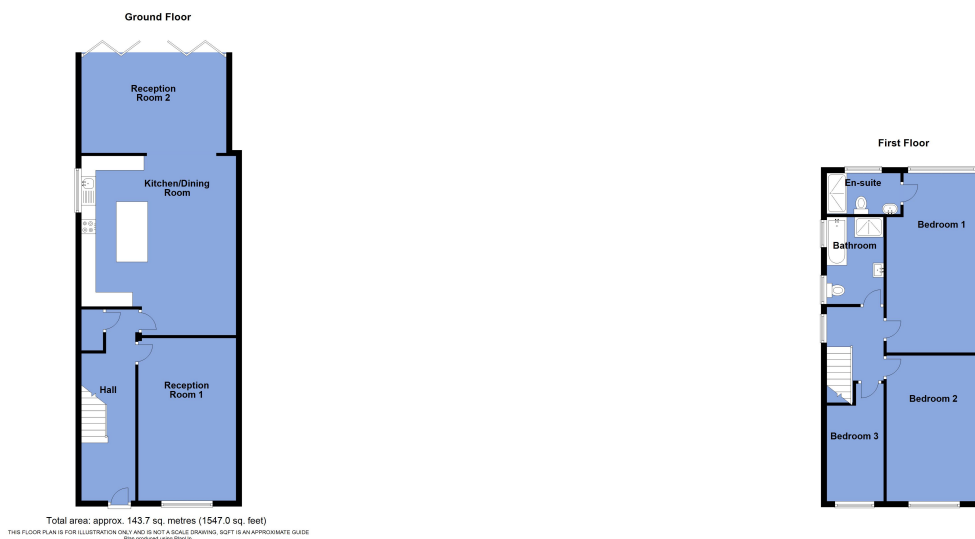
Homes within this location often generate strong interest and as such an early viewing would be advised.

We have been advised by the vendor that the property is leasehold and council tax band E

## 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 which are generally high value. A particularly strong feature of the road is access to Lostock train station which is just over half 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. Whilst the train station is well placed, Junction 5 and 6 of the M61 are 2.2 miles and 2.8 miles respectively. The closest commercial centre is located at the out of town retail centre close to the The University of Bolton football stadium at the Middlebrook retail complex which includes a number of supermarkets and large outlets together with 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 Hall

6' x 21' 8" (1.83m x 6.60m) with under stairs store (ready plumbed for conversion to dswc if needed).

#### Reception 1

11' 1" x 18' 8" (3.38m max to alcove x 5.69m)  
Positioned to the front and overlooking the front garden and cul-de-sac of Milldale Close. False chimney breast houses an electric log burner effect fire on tiled hearth.

#### Kitchen

17' 8" x 20' 6" (5.38m max x 6.25m) with distinct dining area and living area. Island unit with breakfast bar and drinks cooler, timber work surfaces, concealed sockets. Large individual fridge, separate regular size freezer, space for gas Range, integral double oven, dishwasher, washing machine and tumble dryer. Granite work surfaces. Natural light through gable window. Under floor heating. Open access into extension area.

#### Reception

16' 6" x 10' 9" (5.03m x 3.28m) with vaulted ceiling and three roof lights. Under floor heating.

### First Floor

#### Landing

10' 10" x 6' 2" (3.30m x 1.88m) with gable window and large loft access via pull down ladder to a boarded loft.

#### Loft

11' 9" x 17' 11" (3.58m x 5.46m) with a height of 6'8. Loft boarded and insulated and houses the gas central heating boiler.

#### Bathroom

9' 10" x 6' (3.00m x 1.83m) Positioned to the rear with two gable windows. Suite comprises corner wc with concealed cistern, hand basin with vanity unit and Jacuzzi style bath. Shower zone. Under floor heating.

#### Bedroom 1

20' 6" x 11' (6.25m x 3.35m) Positioned to the rear with rear window to the golf course.

#### Bed 1 En Suite

4' 4" x 8' (1.32m x 2.44m) with rear window, corner hand basin (circular basin on plinth), lifted raised wc with concealed cistern. The fully enclosed shower cubicle also has a steam function.

#### Bedroom 2

with window to front looking into Milldale Close cul-de-sac. Fitted run of wardrobes and matching drawer unit.

#### Bedroom 3

6' 9" x 13' 5" (2.06m x 4.09m into door recess) with window to front.

#### External

Front drive and garden.

Rear garden overlooking the golf course.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	