



28 Regent Road, Lostock, Bolton, Greater Manchester, BL6 4DQ

**REDMAN
CASEY** ESTATE AGENTS

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Lostock
Bolton
Greater Manchester
BL6 4DQ**

Located on this highly sought after residential road within the heart of Lostock this superb detached property offers excellent family accommodation with potential to expand subject to planning (please note that the current owner has had plans drawn up to extend to both sides and to the rear however they have not been submitted but will be available to view at the property viewing). The current accommodation comprises:- Entrance hall, shower room, storage room, hallway, sitting room, lounge, office/ study, fitted kitchen diner open to conservatory, utility room. To the first floor there are four generous bedrooms two with fitted wardrobes, one with en suite bathroom, family bathroom. Outside the property is set on a generous plot with extensive block paved driveway to the front with parking for 5-6 cars leading to a car port, outside wc and double garage, lawned area with mature shrub beds and borders. To the rear there is a large lawn with patio area and elevated artificial grassed area, well stocked tree and shrub borders. The property is sold with no chain and vacant possession, viewing is highly recommended.





Entrance Hall

Radiator, Composite double glazed entrance door with matching side panels, open plan to Hallway, door to:

Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower over and glass screen, wall mounted wash hand basin, low-level WC and full height Travertine tiling to all walls, heated towel

rail, extractor fan, wall mounted mirror, Travertine tiled flooring.

Storage

Ceramic tiled flooring, Walk in storage with hanging.

Hallway

UPVC double glazed leaded window to front, built-in under-stairs storage cupboard, radiator, stairs to first floor landing, door to:

Sitting Room

15'3" x 12'11" (4.65m x 3.94m)

UPVC double glazed leaded bay window to front, double radiator, coving to ceiling.

Lounge

21'6" x 12'11" (6.56m x 3.94m)

Radiator, four wall lights with recessed low-voltage spotlights, double glazed patio door to garden, door to:

Office

10'4" x 9'9" (3.15m x 2.96m)

UPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed window to front, radiator, wall light(s).

Kitchen/Diner

10'8" x 18'4" (3.25m x 5.58m)

Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, uPVC double glazed window to rear, radiator, stable door to side, archway, door to:

Utility

10'6" x 8'1" (3.20m x 2.46m)

Fitted with a matching range of base and eye level units with contrasting worktop space, Belfast sink unit, plumbing for washing machine, space for American style fridge/freezer, two windows to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, Travertine tiled flooring, half height travertine tiling to all walls, door to:



Conservatory

UPVC construction with uPVC double glazed windows and polycarbonate roof, window to rear, three windows to side, uPVC double glazed french doors to garden, door to:

Porch

Quarry tiled flooring, archway, door to:

WC

Fitted with two piece white suite comprising, wall mounted wash hand basin with mixer tap, low-level WC and half height tiling to all walls, extractor fan, quarry tiled flooring.

Landing

Feature light tube, radiator, ceiling with recessed low-voltage spotlights, door to:

Bedroom 1

16'0" x 12'11" (4.87m x 3.94m)

Two windows to side, window to rear, uPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in wardrobes with hanging rails, shelving, overhead storage and drawers, fitted matching dressing table, vanity mirror, bedside cabinets and drawers, coving

to ceiling, uPVC double glazed french doors, door to:

Bedroom 2

15'4" x 12'11" (4.68m x 3.94m)

UPVC double glazed leaded bay window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table, bedside cabinets and drawers, radiator, coving to ceiling.

Bedroom 3

10'8" x 15'3" (3.25m x 4.65m)

UPVC double glazed window to rear, radiator, access to boarded loft space with pull down timber ladder, door to:

En-suite Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over and folding screen, wall mounted wash hand basin with mixer tap and low-level WC, full height tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed low-voltage spotlights.

Bedroom 4

10'7" x 14'2" (3.23m x 4.31m)

UPVC double glazed leaded window to front, radiator.

Bathroom

Fitted with three piece modern white suite comprising deep panelled p shaped bath with shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, built-in storage cupboard, ceramic tiled flooring, door.

Double Garage

Detached timber double garage with power and light connected, window to side, window to rear, folding door, door to:

Car Port

Outside

Mature front garden, extensive block driveway to the front leading to carport and garage and with car parking space for six cars with lawned area and mature flower and shrub borders, enclosed by dwarf stone wall, timber fencing and mature hedge





front and sides.

Rear garden, timber fencing and mature hedge to rear and sides, large paved sun patio with lawned garden and mature flower and shrub borders, paved pathway, outside cold water tap, raised artificial lawned area.

Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

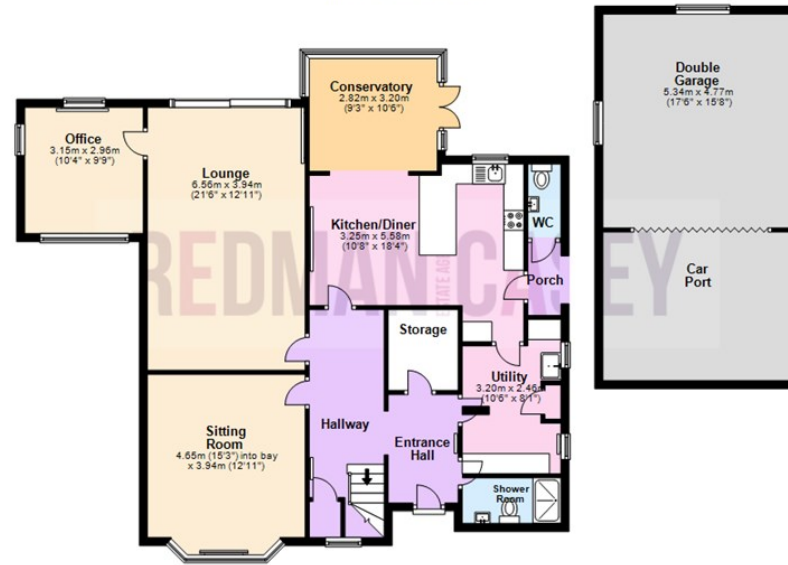
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	
	61		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



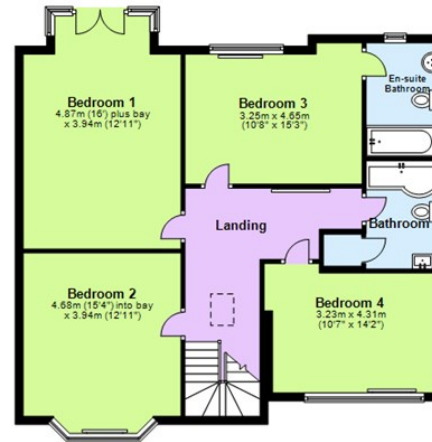
Ground Floor

Approx. 118.4 sq. metres (1252.2 sq. feet)



First Floor

Approx. 96.0 sq. metres (1033.4 sq. feet)



Total area: approx. 212.4 sq. metres (2286.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.