



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 listed any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plans produced using Planit.



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

Open House viewing 10AM - 12PM Sunday 30th January

**Offers In The Region Of £800,000**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: **61** (D)

Potential rating: **75** (C)

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**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 side, built-in storage cupboard, 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.