

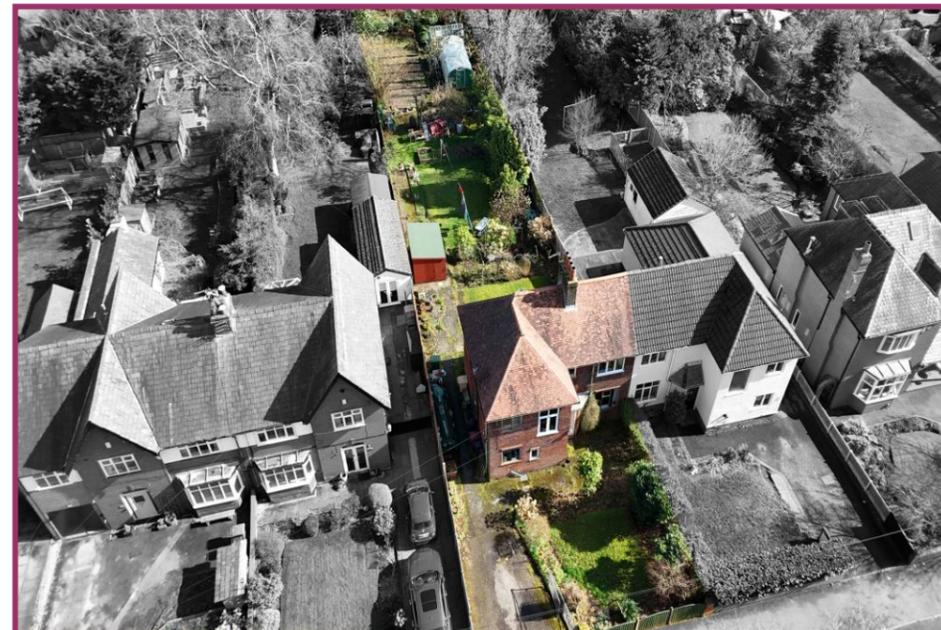
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**REGENT ROAD, LOSTOCK, BL6 4DG**



- Approx fifth of an acre freehold plot
- Wonderful potential to enhance
- Ideal to improve to own specification
- One of Bolton's most sought after roads
- Superb rear gardens, ideal for families
- Three bedrooms, two reception rooms
- Kitchen & utility rm, reception hallway
- Modern shower room, separate WC



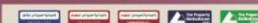
**£399,995**

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Enjoying a wonderful plot of around a fifth of an acre, this semi detached family home is positioned in one of the most highly sought residential addresses in Bolton. The property is perfectly placed for easy access to both private and public schools, sporting facilities, restaurants, shops, transport links via Lostock railway station (which directly serves Preston, Bolton, Salford and Manchester), the motorway network and is with an easy reach of beautiful countryside. It is fair to point out that the property does require some internal cosmetic updating to totally fulfil its potential. Therefore this may be a perfect opportunity to purchase a wonderful family home, in a superb location, and improve and upgrade it to your own taste and specifications. Subject to all appropriate permissions and regulations the property may well suit being extended, other properties nearby have extended to the rear and into the loft space. The accommodation briefly comprises: reception hallway, living room, dining room, kitchen, utility room, first floor landing, three bedrooms, a modern shower room with a separate WC. The gardens are a fantastic feature of this property and the overall plot size is around 0.20 of an acre, we understand that there was previously a garage on the hardstanding and there is gated off-road car parking.

There really is superb potential, and properties in this position and with this level of outdoor space infrequently come to the open market within this price bracket. Therefore we encourage interested parties to act promptly, in the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling; Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. in the first instance a walk through viewing video is available to watch.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hallway:** 11' 3" x 5' 2" (3.419m x 1.583m) Measured at maximum pint. Wall mounted electric heater, built-in under stairs storage space with single glazed window to the front.

**Living room:** 15' 5" x 11' 0" (4.702m x 3.349m) Single glazed windows to the front and the rear.

**Dining room:** 11' 11" x 11' 3" (3.626m x 3.419m) Window overlooking the tea garden, tiled fireplace, built in storage space.

**Kitchen:** 10' 2" x 6' 5" (3.099m x 1.946m) Fitted with matching base and wall cabinets, freestanding cooker, stainless steel sink and drainer, wall mounted gas water heater.

**Rear hallway:** 5' 7" x 3' 10" (1.712m x 1.180m) Pantry storage off.

**Utility room:** 6' 1" x 6' 7" (1.847m x 1.994m) Stainless steel sink, single glazed window enjoying the aspects over the rear garden, plumbing for washing machine.

**First floor landing:** 15' 1" x 10' 4" (4.605m x 3.140m) Measured at maximum points, quality carpeting, electric radiator/heated tower rail, built in storage space.

**Master bedroom:** 15' 4" x 10' 11" (4.670m x 3.333m) uPVC double glazed window to the front, single glazed window to the rear.

**Bedroom 1:** 11' 11" x 10' 2" (3.622m x 3.106m) Single glazed window to the rear with two built-in storage areas.

**Bedroom 3:** 9' 2" x 6' 4" (2.787m x 1.921m) uPVC window to the rear.

**Shower room:** 6' 4" x 6' 1" (1.920m x 1.845m) A modern two-piece shower room suite comprising generously proportioned shower area with mixer shower, wash hand basin with storage space below, stylish ceramic wall tiling, spot lighting, wall mounted electric heater.

**WC:** 5' 0" x 2' 11" (1.519m x 0.900m) White WC, single glazed window to the side.

**Plot size:** The overall plot size extends to around 0.20 of an acre.

**Garden:** The rear garden is of an exceptional size and enjoys lawn, patio and vegetable plot areas being relatively flat, there are mature trees which enhance the privacy. The front garden is predominantly laid to lawn with well stocked borders of plants, shrubs and small trees.

**Parking:** We are advised that there was previously a garage on the hardstanding on which the timber shed now stands, at present. All of the parking facilities are on the driveway which is accessed through a folding metal vehicle entrance gate.

**Note:** There is no gas central heating system in the property, there are various wall mounted electric heaters. Though there is gas to the property.

**Chain details:** The property is sold with an upward chain, the detail of which will be confirmed in due course.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold

**Council tax:** The property is located in the borough of Bolton and the Council tax band rating is D with an approximate annual cost of around £2,267.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

