



8 Regent Road
Bolton BL6 4DJ

Monthly Rental
Of £2,450

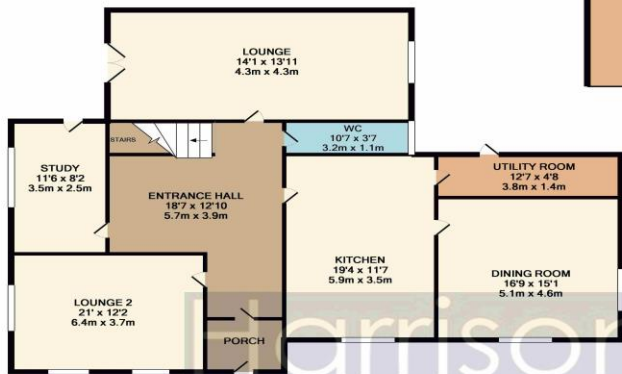
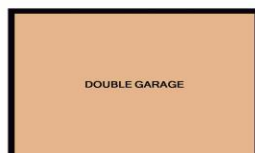
8 Regent Road,

Bolton, BL6 4DJ.

AVAILABLE NOW**STUNNING 5 BEDROOM DETACHED
PROPERTY ON REGENT ROAD, LOSTOCK*****LARGE

PLOT***Harrisons Estate Agents are delighted to bring this
FANTASTIC 5 bedroom detached family home located on the
prestige Regent Road, Lostock, Bolton. A property like this needs
no introduction, however its not often a large family home with a
DOUBLE SIZE PLOT comes to the RENTAL market. 5 BEDROOMS 3
RECEPTION ROOMS STUDY UTILITY ROOM DOUBLE GARAGE KITCHEN
/ BREAKFAST ROOM DOUBLE DRIVEWAY INTERNET CCTV SYSTEM 3
BATHROOMS Viewings are by private appointment only. Tel 01204
659670 www.harrisonsnet.co.uk

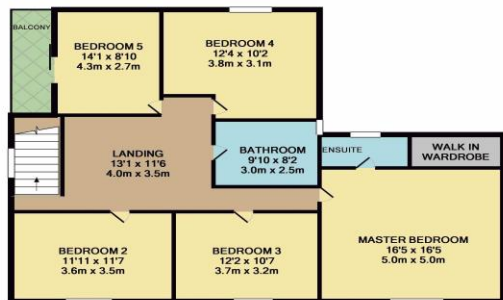




GROUND FLOOR
APPROX. FLOOR
AREA 1435 SQ. FT.
(133.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 2249 SQ. FT. (208.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018



1ST FLOOR
APPROX. FLOOR
AREA 814 SQ. FT.
(75.6 SQ. M.)

SUMMARY

****WATCH THE VIDEO TOUR IN THE TAB BELOW****

LOCATED IN THE HEART OF LOSTOCK

5 DOUBLE BEDROOMS

LARGE FAMILY GARDEN

BRICK BUILT DOUBLE GARAGE

OFF ROAD PARKING

PRIVATE DOUBLE GATED ENTRANCE DRIVEWAY

3 RECEPTION ROOMS + STUDY









IMPORTANT: We would like to inform prospective purchasers that these sale particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for the furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Harrisons
ESTATE AGENTS

Description

Entrance Hallway 18' 7" x 12' 10" (5.67m x 3.9m)

Double panel radiator, under the stairs storage with alarm system fitted.

Entrance Porch 4' 11" x 5' 11" (1.5m x 1.8m)

UPVC front door, ceiling recess spot lights, tiled walls and flooring.

Reception Room One 14' 1" x 13' 11" (4.3m x 4.25m)

Carpet flooring, double glazed bay window with two openers. TV connection, 1x ceiling light, 2x wall lights and 2x small fitted bay windows with fitted blinds.

Main Lounge 12' 2" x 21' 0" (3.7m x 6.4m)

Carpet flooring, double glazed sliding doors, TV connection, sky box. Double glazed window unit at the rear with two openers, 4x wall lights, 2x ceiling lights, electric fire and fire place surround.

Kitchen/Breakfast Room 19' 4" x 11' 7" (5.9m x 3.52m)

Fully fitted walnut kitchen with American fridge freezer. Tiled flooring, ceiling recess spot lights, built in dishwasher, large Range cooker with stainless steel splash back, double glazed window unit with four openers, breakfast area, double panel radiator.

Reception Room Three / Dining Room 16' 9" x 15' 1" (5.1m x 4.61m)

Tiled flooring, double panel radiator, double glazed bay window, 3x wall lights and 1x ceiling light.

Study Room 11' 6" x 8' 2" (3.5m x 2.5m)

Fitted walnut furniture, carpet flooring, 1x ceiling and sliding door leading out on to the rear patio.

Downstairs WC 3' 7" x 10' 7" (1.1m x 3.23m)

Single panel radiator, ceiling spot light, double glazed frosted window, tiled walls and flooring.

Utility Room 4' 8" x 12' 7" (1.42m x 3.83m)

Tiled flooring, single panel radiator, wine fridge, double glazed window unit with one opener, 1x ceiling light, cupboard units, plumbing for washing machine and space for a dryer.

First Floor Landing 11' 6" x 13' 1" (3.5m x 4m)

Carpet flooring, 1x ceiling light, double panel radiator. Separate landing leading to the master bedroom. Smoke alarm, loft hatch and ceiling recess spot lights L 0.85 x W 2.85

Family Bathroom 8' 2" x 9' 10" (2.5m x 3m)

Massage jet bath with LED lighting, separate double shower with corner shower tray and glass curved shower screen. Ceiling recess spot lights, LED wall mirror, sink vanity unit with cupboard storage, double glazed frosted window, white WC, tiled walls and flooring.

Master Bedroom 16' 5" x 16' 5" (5m x 5m)

Large double bedroom with fitted wardrobes, TV connection, built in mirror with lighting, ceiling recess LED spot lights, carpet flooring and walk in wardrobe. Fully fitted walnut dresser and wardrobe furniture, double panel radiator, double glazed window unit with four openers at the front.

En Suite Shower Room 6' 11" x 4' 11" (2.1m x 1.5m)

Sink vanity unit, LED wall mirror, frosted double glazed window unit with opener, tiled flooring and tiled walls. Ceiling recess spot lights, curved shower unit with glass shower screen and chrome power shower.

Bedroom Two 11' 7" x 11' 11" (3.54m x 3.64m)

Fully fitted grey high gloss wardrobes, double bedroom, carpet flooring, TV connection, double panel radiator, 1x ceiling and 2x double glazed window units.

Bedroom Three 12' 2" x 10' 7" (3.7m x 3.23m)

Double bedroom, carpet flooring, single panel radiator and double glazed window unit with two openers.

Bedroom Four 12' 4" x 10' 2" (3.75m x 3.1m)

Fitted wardrobe, double panel radiator, TV connection, double glazed window unit with two



Bedroom Five 14' 1" x 8' 10" (4.25m x 2.7m)

Small balcony with wrought iron railings surround. Sliding patio doors, 2x double glazed units with openers, 1x

Rear Garden

Huge family garden, mainly grassed with surrounding bushes and small trees. Small flagged patio area, side garden gate, outside security light, hosepipe connection, access down both sides of the property.

Garage

Double brick built garage with up and over front door. Side door with electric and lighting.

Additional Information

Solar panels connected to the roof on the property. Property has full security system with 8 cameras for CCTV, this has wireless connection. Intercom system, council tax band G, water meter fitted, leasehold and ground rent is under £10.00 per anum.