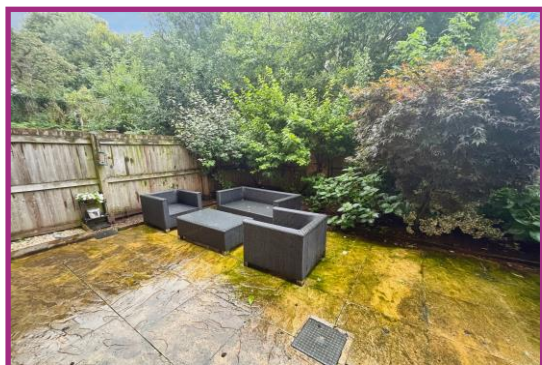
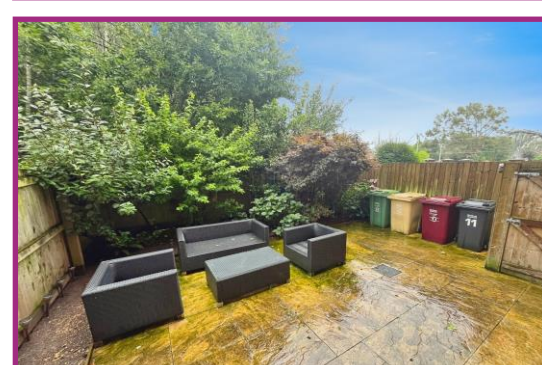
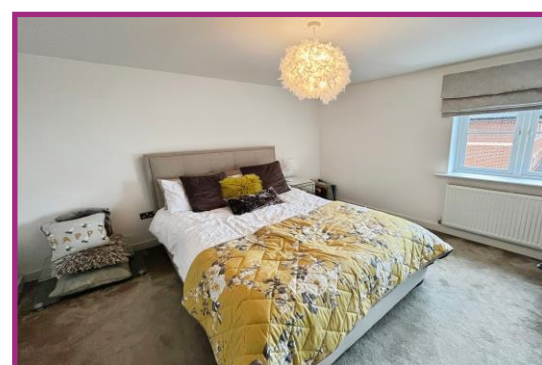




Independent Estate Agents

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REGENTS PLACE, LOSTOCK, BL6 4PU



- Secure gated development
- Accommodation set over three floors
- Four good sized bedrooms
- Two en-suites and family bathroom
- Cloakroom/wc
- Fantastic access to commuter routes
- Middlebrook retail park ten minutes away
- Superb family home



Offers in Excess of £425,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Regents Place is located within the highly sought after area of Lostock and is regarded as one of the most desirable areas in Bolton to live. Lostock is renowned for its proximity to superb commuter routes including Lostock train station and the M61 motorway network, complete with access to many local schools including Lostock County Primary School, Cleveland's Preparatory School and Bolton School. Shopping is catered for via the Middlebrook Retail Park which is only a couple of miles away and if you're a sports person the Lostock Tennis Club, Bolton Golf Club, Lostock Cricket Club and also Ladybridge FC are all close by.

The property is question is set within a small gated community and is a three storey modern townhouse with good sized accommodation throughout. Internally the property comprises an entrance hallway with access to the integral garage, cloakroom/wc and kitchen/dining room to the ground floor with the main bedroom and en-suite plus the sizeable lounge to the first floor and three further spacious bedroom and a family bathroom to the first floor. Externally the property is accessed via secure electric gates which lead into this well presented, exclusive development. The property has driveway parking for two cars and an integral single garage to the front with a low maintenance garden to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents in Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Downlights, radiator, under stairs storage.

Cloakroom/w.c: 6' 4" x 2' 11" (1.93m x 0.88m) Down light, extractor fan, WC, wash hand basin, radiator, tiled floor.

Kitchen diner: 17' 1" x 10' 10" (5.20m x 3.30m) Downlights, ceiling light point, double glazed window to the rear, double glazed French door leading onto the garden, radiator, range fitted wall and base unit with complementary worktops incorporating an extractor fan, gas hob, double electric oven, fridge freezer, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, tiled floor.

Garage: 17' 3" x 8' 10" (5.25m x 2.69m) Ceiling light point, up and over garage door, space for a washing machine and dryer.

First floor landing: Ceiling light point, radiator, stairs leading to the second floor.

Living room: 20' 8" x 13' 9" (6.30m x 4.20m) Ceiling light points, radiators, feature fire place and surround, double glazed French doors leading to Juliet balconies.

Bedroom 1: 14' 1" x 14' 1" (4.30m x 4.30m) Downlights, double glazed window to the rear, radiator.

En suite: 8' 5" x 5' 11" (2.57m x 1.80m) Downlights, extractor fan, wall mounted vertical ladder radiator, three piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled floor and walls, double glazed window to the rear.

Second floor landing: Ceiling light point, storage cupboard.

Bedroom 2: 15' 9" x 9' 10" (4.80m x 3.00m) Ceiling light point, radiator, double glazed window to the rear.

En suite: 8' 1" x 4' 9" (2.46m x 1.46m) Downlights, extractor fan, double glazed window to the rear, three piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, wall mounted vertical ladder radiator, tiled floor and walls.

Bedroom 3: 14' 1" x 12' 6" (4.30m x 3.80m) Ceiling light point, double glaze window to the front, radiator.

Bedroom 4: 8' 10" x 8' 2" (2.70m x 2.50m) Ceiling light point, double glazed window to the front, radiator, loft access.

Family bathroom: 8' 5" x 6' 0" (2.57m x 1.84m) Downlights, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panel bath with mixed tap with shower above, wall mounted vertical ladder radiator, tiled floor and walls, extractor fan

Outside: The property is accessed via secure electric gates which lead into this well presented, exclusive development. The property has driveway parking for two cars and an integral single garage to the front with a low maintenance garden to the rear.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from and including 24 June 2014

Council tax: Cardwells estate agents Bolton research indicates the property is band E annual cost of £2770

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

