



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Executive Four Bed Detached Property
- Highly Desirable Residential Location
- Beautiful Standard of Presentation
- Circa 2,147 Square Feet in Total
- Two Reception Rooms & 21' Conservatory
- Two Modern Bath/Shower rooms
- Wrap-Around Gardens & Double Garage

REGENT ROAD,  
LOSTOCK

O/O £635,000





Regent Road, Lostock





Regent Road, Lostock





Regent Road, Lostock





Regent Road, Lostock



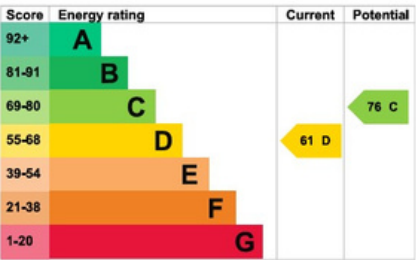
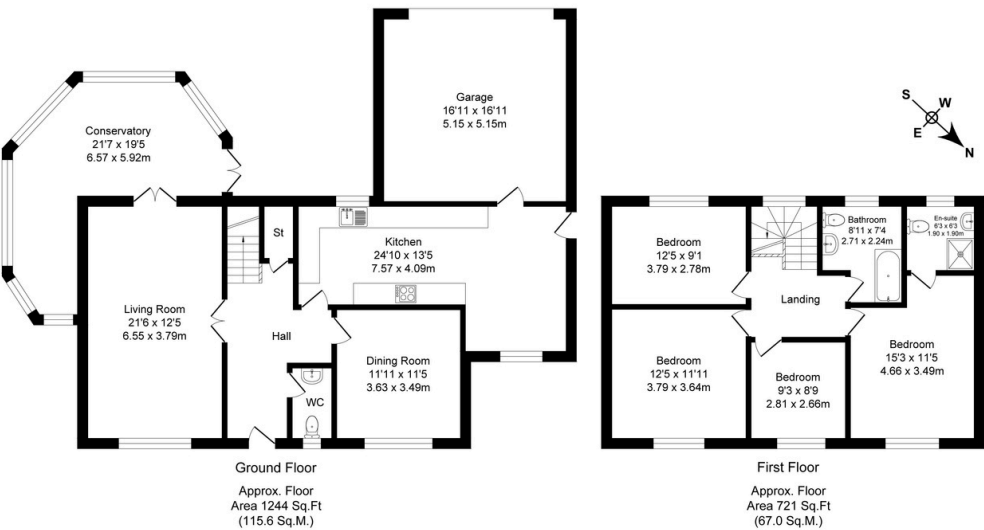


Regent Road, Lostock



Total Approx. Floor Area 2147 Sq.ft. (199.5 Sq.M.) (Including Garage)

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If first rate transport links are high up one's list of criteria when searching for their dream home, then this superb executive detached residence is sure to impress, being within a short stroll of Lostock train station and just a few minutes' drive from Horwich Parkway and junction six of the M61, providing swift access to a host of major commercial centres, including Manchester, Bolton and Preston, which will be a real draw for those with a commute to consider.

The property is situated within the highly desirable and sought-after locality of Lostock, widely acknowledged as one of the finest residential districts in the area, renowned for its diverse range of prestige and traditional homes and which has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a safe and peaceful spot in which to raise their family. Furthermore, this particular home is conveniently situated along one of the area's premier roads, just off Chorley New Road, occupying an enviable corner plot and enjoying a wonderfully leafy outlook set amongst mature woodland.

Aside from its impressive commuter credentials, the area has much to benefit every generation of the family, from the diverse selection of local bars and restaurants, which will be sure to score highly with those adults who enjoy a hectic social calendar, to the close proximity to excellent schooling at all levels for the youngest members of the household, including the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. The vast array of shops, eateries and leisure facilities available within the popular Middlebrook Retail Park are close at hand, as is the bustling town centre of Bolton, offering its own plentiful shops and amenities, whilst a quality lifestyle is emphasised by premium leisure facilities virtually on the doorstep, including Lostock Tennis Club, Bolton Golf Club and Regent Park Golf Centre.

This elegant and charming home brims with character, being presented to a lovely standard throughout and offering all of the modern appointments demanded from the 21st century. The impressive proportions can only be fully appreciated by an internal inspection, extending to in excess of 2,145 square feet of living space in total, to include two reception rooms, four bedrooms and two bath/shower rooms. One enters the accommodation via the fabulous central reception hallway, which immediately impresses with its generous dimensions. The staircase provides access to the first floor, whilst there is a handy off-lying two-piece cloakroom/WC for when visitors drop by. Oak glazed double doors lead through to the magnificent 21' lounge, which oozes a wonderfully warm and inviting ambience despite its size, perfectly conducive to a cosy evening in with a film and a takeaway or a relaxing haven after a stressful day in the office. The large picture window to the front elevation affords a great deal of natural light, whilst the beautiful feature fireplace with its inset living flame gas fire emphasises the comfortable atmosphere.

Double Oak doors lead through into the 21' wraparound sun room-style conservatory, which is large enough to be utilised for multiple purposes and suitable for all year round use due to its insulated roof and underfloor heating, not least a peaceful spot in which to retreat with one's morning cup of coffee and latest novel of choice, whilst enjoying the pleasant aspect over the rear garden. A further 11' reception room is presently utilised as a formal dining room, however this flexible space would similarly lend itself for use as a playroom for the little ones or perhaps a study, should one require some space in which to work from home.

The ground floor living areas are completed by the 24' open plan kitchen/diner, which is comfortably large enough to accommodate a sofa, should one wish to create that increasingly popular family room vibe. This wonderfully sociable environment is the epitome of modern day living and the perfect entertaining space, with the nominated chef for the evening not needing to be excluded from the fun: fitted with an extensive range of high-gloss wall and base units in black with inset lighting and complementary black granite work surfaces, whilst there are a number of integrated appliances, including Range-style cooker with overhead extractor canopy, dishwasher and washing machine.

If one ventures up to the first floor, the feature landing provides access to the four bright and appealing bedrooms - three doubles and a good-sized single, with the 15' primary bedroom being particularly spacious and boasting a smart three-piece, wet room-style en-suite shower room. The remainder of the family are suitably catered for by the well-appointed main bathroom, which is fitted with a three-piece suite in classic white, comprising of close-coupled WC, pedestal wash hand basin and tiled bath with overhead shower.

Externally, the property benefits from real curb appeal, nestled amidst the mature woodland and with the corner plot affording delightful mature gardens to three sides. The gardens are mainly laid to lawn, with the front and side gardens enjoying established shrubs to the perimeter and the rear garden encompassed by hedging, offering an excellent degree of privacy. The stone paved patio provides the perfect spot on which to enjoy a summer barbecue or perhaps a refreshing glass of something sparkling in those warm summer evenings, whilst enjoying the last of the sunshine afforded by the south-westerly aspect. Off-road parking facilities are provided for a number of vehicles on the block-paved driveway, accessible from the rear, and leading to the attached double garage with electrically operated door.

We would highly recommend an internal inspection of this beautiful home.



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