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REGENT ROAD – LOSTOCK – BL6 4DJ

£965,000

A most impressive, 6 bedroom, 5.5 bathroom detached house approached via an electric wrought iron gated entrance that offers 3788 sqft of pristine living space over three floors and is located in one of Bolton's most prestigious and much sought after residential locations being ideally positioned close to Lostock Railway Station, quality schools, various sports clubs, restaurants and of course the motorway network and Middlebrook Shopping Centre. There is a viewing video available which we would invite you to watch, which will give an excellent insight into the quality of fixtures, fittings, decor and overall presentation which is of the highest standard and can only be fully appreciated by personal inspection. Comprises; impressive, illuminated block paved driveway with courtyard parking for numerous vehicles and a double garage. Hallway featuring Italian marble flooring and a bespoke staircase made in Ash wood. Cloaks w.c, spacious lounge with double doors to the dining room, study. Superb professionally fitted kitchen/diner/family room boasting a range of Cherrywood cabinets topped with black pearl polished granite worktops and breakfast table complete with appliances. Utility room with fittings to match. The kitchen opens directly into a family/tv/snug room, as excellent combination that is sure to appeal to everyone. At first floor level, off the landing is access to a large balcony which is very useable and enjoys great views. The master suite is on the first floor, has mahogany flooring, full en suite bathroom with shower cubicle. Altogether there are six bedrooms and five bath/shower rooms and either walk in wardrobes or fitted furniture. Twin gas central heating boilers works a zoned heating system with a pressurised hot water. Windows are uPVC double glazed. Please refer to important information for further details relevant to the property. This is a wonderful family home, presented to the highest of standards that is both impressive and spacious, designed for easy use and has been owned by our clients from new since 2003. Viewing is strictly by appointment only but please watch the video viewing first and then contact Cardwells Estate Agents, Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 20' 0" x 13' 10" (6.104m x 4.205m)
The grand central ash staircase leads up to the galleried landing, mosaic tiled pattern to the floor, fitted under stairs storage furniture, radiator.

Powder room/w.c: 6' 6" x 4' 9" (1.977m x 1.455m)
A quality two-piece white suite comprising pedestal wash and basin and dual flush WC, radiator, complimentary wall and floor tiling, extractor fan.

Home office: 8' 4" x 9' 2" (2.54m x 2.8m)
Window, radiator, quality tiled floor.

Living Room: 19' 0" x 15' 11" (5.800m x 4.842m)
Measured at maximum points into side bay window., remote controlled living flame gas fire, we understand that the flue is class one, so may be suitable for an open fire, two double doors off to the dining room.



Dining room: 13' 6" x 10' 8" (4.105m x 3.259m)
uPVC windows overlooking the rear garden, radiator.



Bathroom: 11' 6" x 6' 4" (3.509m x 1.942m)

Four piece white bathroom suite comprising: shower enclosure, bath, pedestal wash hand basin and dual flush WC, Velux double glazed sky window, quality floor and wall tiling, radiator, doors off to the landing and bedroom four.

Garage: 18' 8" x 18' 1" (5.7m x 5.5m) Porcelain tiled floor, 3 x radiators, fitted base units, desk, wall units and storage, 2 central heating boilers.

Garden:

The garden enjoys a substantial plot size and is approached via an electric wrought iron gated entrance with a block paved driveway, forecourt giving extensive parking options and access to the double sized garage. The garden is set behind a low brick wall topped with balustrading. The landscaping is simply beautiful and was laid many years ago at a cost of circa £35,000 and features specimen planting, pathways & ornamental features (all included). There are side access gates to the rear garden on both sides with a small patio which is a natural private sun trap. The rear garden features a large paved patio and block paved patio with an Astro turf lawn, bordered by mature shrubs, topiary bushes/trees. The garden is not overlooked at all from the rear and has external lighting/illumination, outside tap.



Kitchen: 16' 1" x 15' 4" (4.903m x 4.662m)

A high specification fitted kitchen with black pearl granite work surfaces which extends into the breakfast table. Fitted with two Bosch fan assisted oven/grills, microwave oven, dishwasher, five ring gas hob, twin fridge/freezers, compliments floor and wall tiling, radiator, an abundance of drawers, base and wall cabinets, uPVC window, uPVC door off to the rear garden, the kitchen opens up into



Family room: 10' 9" x 12' 1" (3.281m x 3.677m)
uPVC windows and double patio doors off to the rear garden, radiator.



Utility room: 9' 9" x 7' 1" (2.980m x 2.167m)

Quality utility room fitted to matching standards of the kitchen with black pearl granite worksurfaces, base and wall cabinets, inset Franke sink with mixer tap over, two washing machines and the dryer will be included within the sale, quality floor tiling, uPVC window, radiator.



First floor landing: 19' 0" x 15' 2" (5.802m x 4.615m)
uPVC window to the front overlooking the impressive landscaped front garden, useful storage space under the stairs, uPVC door off to the rear onto the balcony.

Balcony: 26' 3" x 10' 9" (8.0m x 3.276m)
Measured at maximum points. A spacious balcony with wrought iron railings offering superb space for alfresco dining, enjoying the sunshine, etc



Master suite:

Bedroom: 20' 1" x 19' 0" (6.120m x 5.785m)

Superbly apportioned bedroom with quality fitted furniture providing: dressing table and drawers, chests of drawers, bedside drawers and cabinets, high quality solid wood flooring, 2 uPVC windows, door off to an internal passageway with a radiator which in turn provides access to the walk-in wardrobe/dressing room, luxury bathroom and separate powder room/WC.



Walk in wardrobe/dressing room: 7' 2" x 6' 7" (2.182m x 2.013m)

Fitted furniture providing versatile range of hanging and storage space.

Bathroom: 14' 10" x 6' 10" (4.513m x 2.079m)

A high specification luxury four-piece bathroom suite comprising: sunken white bath, twin pedestal wash hand basins, and a large shower enclosure, uPVC window, radiator, spotlighting, quality ceramic wall and floor tiling, extractor.



Powder room/w.c: 6' 5" x 4' 0" (1.956m x 1.219m)

The three-piece white suite comprising dual flush WC, bidet and wash hand basin, ceramic wall and floor tiling, window, spot lighting, radiator, extractor.

Bedroom suite 2:

Bedroom 2: 13' 3" x 12' 3" (4.05m x 3.74m)

Overlooking the beautiful landscaped front garden, the bedroom is quality fitted furniture giving, dressing table, bedside cabinets, radiator, doors off to the walk-in wardrobe/dressing room and the en suite shower room.

Walk in wardrobe: 6' 4" x 6' 1" (1.939m x 1.866m)

Fitted furniture giving an abundance of hanging and storage space.



En suite shower room: 6' 8" x 6' 5" (2.025m x 1.949m)

Three-piece shower room suite comprising: pedestal wash hand basin WC and shower enclosure, wall tiling, radiator, uPVC window.

Bedroom suite 3:

Bedroom 3: 14' 0" x 11' 10" (4.277m x 3.617m)

Professionally fitted furniture drawers, dressing table display, uPVC windows, radiator, doors off to the walk-in wardrobe/ dressing room and the en suite shower room.

Walk in wardrobe: 5' 9" x 4' 5" (1.765m x 1.348m)

Fitted with a range of hanging and storage space.

En suite shower room: 7' 0" x 5' 10" (2.129m x 1.787m)

Three-piece shower room suite comprising: pedestal wash basin, dual flush WC and corner shower closure, radiator, uPVC window, quality floor and wall tiling, extractor.



Upper floor landing:

uPVC window to the front overlooking the garden, two radiators.

Bedroom 4: 16' 11" x 15' 6" (5.147m x 4.720m)

Enjoying uPVC windows to the front and the rear, quality fitted furniture providing: wardrobe space, dressing table, drawers and bedside drawer, two radiators, ceiling light and fan.



En suite bathroom: 6' 2" x 5' 11" (1.880m x 1.802m)

Three piece bathroom suite comprising: bath, pedestal wash hand basin and WC, ceramic wall and floor tiling, extractor.

Bedroom 5: 18' 7" x 14' 3" (5.672m x 4.340m)

Circular double-glazed window, uPVC window and a Velux double glazed window, two radiators, and door off to the bathroom which is also accessed from the landing.



Bedroom 6: 9' 2" x 10' 7" (2.803m x 3.216m)

Fitted furniture providing, wardrobes, drawers, and bedside storage cabinet, uPVC window to the rear.

