

3 Regents Place, Lostock Junction, Bolton, Greater Manchester, BL6 4PU



Offers In The Region Of £165,000

A duplex 2 bed apartment offered with no onward chain set within a gated development within a 2 minute walk to Lostock train station providing excellent commuting links to Manchester and beyond. Entrance hall, 2 beds, 3 piece bathroom landing, open plan kitchen living diner, gas centrally heated.

- A stunning split level apartment
- No Chain
- Ideal for commuters
- Open plan living area
- Gated development
- Close To Amenities



'Regents Place' an exclusive gated development with a mixture houses and apartments positioned within 'a stones throw' to Lostock train station providing direct access to Manchester & Bolton. This duplex two bed apartment would suit professionals and people wanting a spacious property located close to commuting links. The property briefly comprises, hall that provides access to a three piece bathroom and two bedrooms with fitted wardrobes. A staircase the leads up to first floor landing providing access to a modern fitted kitchen with integrated appliances and an open plan living diner. The property has allocated parking and intercom access and is in good decorative order throughout. Middlebrook retail park is within easy reach along with motorway and bus routes. Internal inspection is highly recommended to fully appreciate.

Hall

Entrance hall with doors to the bedrooms and the bathroom, cupboard housing gas fired central heating boiler, stairs rise to upper level.

Bathroom

Three piece suite with panelled bath, low level W.C., pedestal mounted vanity wash basin, tiled floor, partial tiled elevations, wall mounted radiator, extractor.

Bedroom 2 8'6" x 11'4" (2.58m x 3.46m)

Accessed off the hall with double glazed window, power points, wall mounted radiator, fitted wardrobes with sliding panelled door providing storage and hanging space.

Bedroom 1 7'8" x 11'4" (2.34m x 3.46m)

A double room with double glazed window, power points, wall mounted radiator, fitted wardrobes providing shelving and hanging space.

Landing

Stairs rise from hall to upper level with doors leading to kitchen and the open plan living diner, double glazed window.

Lounge/Diner 16'8" x 14'9" (5.09m x 4.49m)

Open plan living with double glazed windows to two elevations, wall mounted radiator, power points, open plan to kitchen.

Kitchen 7'10" x 11'1" (2.38m x 3.38m)

Modern styled kitchen with a range of wall and base units with contrasting work surfaces, power points, inset single drainer sink with mixer tap, integrated fridge and freezer, integrated washing machine, integrated oven with four hob gas burner and stainless steel splash back with overhead extraction unit, integrated dishwasher.

Outside

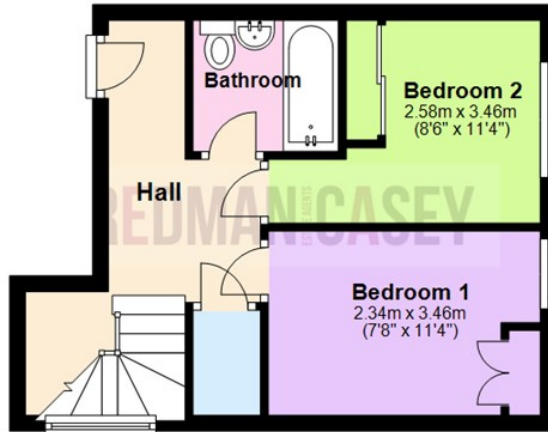


A gated development with communal areas and allocated parking taken care of via the property management company.



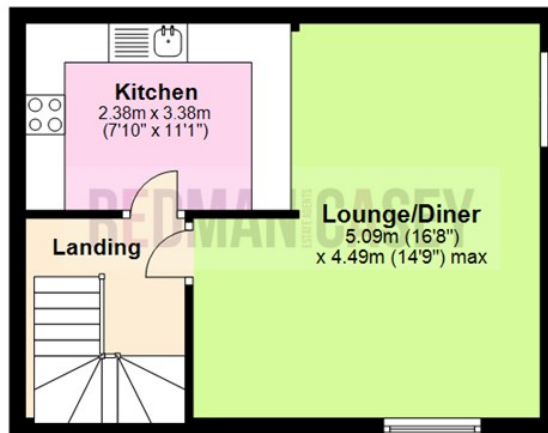
Ground Floor

Approx. 29.2 sq. metres (314.5 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



Total area: approx. 62.1 sq. metres (668.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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