



## NEILSTON RISE,

- Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Diner/Kitchen with Views to Front
- Ideal for FTB or Investors (Returning £675PCM)
- Large Master Bedroom with Built in Wardrobes
- EPC rating C



# Offers in Excess

of £145,000

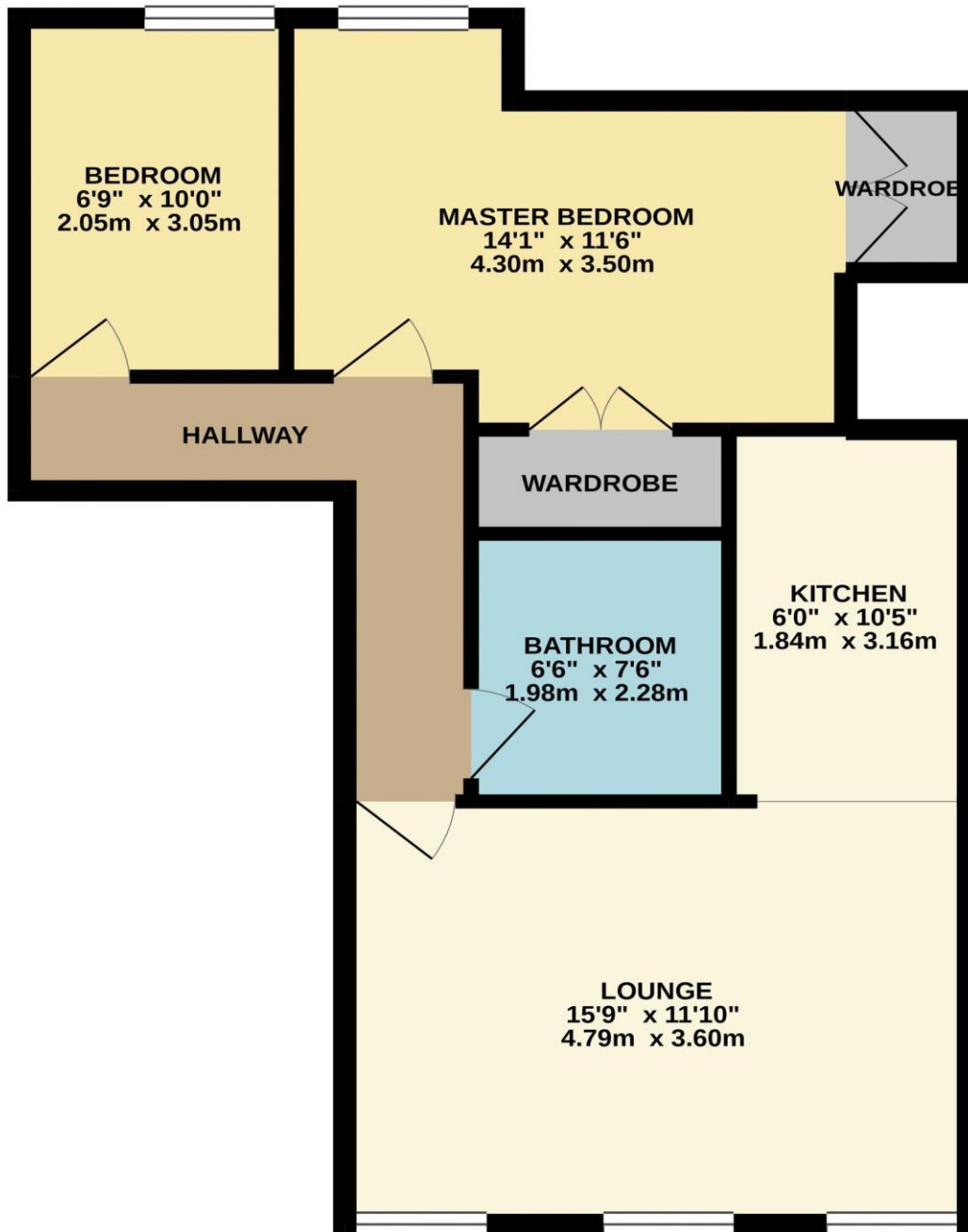
# Regency



**\*\*TWO BEDROOM GROUND APARTMENT IN CENTRE OF LOSTOCK\*\*** High Quality Open Plan Lounge/Diner/Kitchen - Suitable for Flat Level Living - Ideal for Downsizing or BTL Investment - Sought After Lostock Location - Secure Gated Parking Built in the early 2000's Neilston Rise is a prominent development set in the heart of Lostock, originally a pair of semi-detached homes the conversion has retained many original features whilst giving a contemporary finish. The apartment has been a loving family home for a number of years and is ready to move straight in with new flooring in the lounge. It is ready to move straight in perfectly suited for anyone looking to get on the property ladder or adding to their portfolio with an expected return of £695PCM. The location is considered high calibre and is surrounded by a number of high value homes. The development is in the centre of Lostock and is regarded as one of town's most prestigious areas. It is within walking distance to Lostock train station, popular local bars, restaurants and sports clubs yet only a mile from Junction 5 of the M61 and only 2 miles from Rivington Countryside and the popular Middlebrook Retail Park, it really is the best of both worlds! The home comprises of entrance hallway with access to all rooms. The main living area is an open plan kitchen/lounge/diner with bay window overlooking the car park. The kitchen offers a range of wall and base units with integrated appliances including hob, oven, fridge/freezer and washer. There are two double bedrooms with the spacious master boasting two built in wardrobes. The flat is complimented by a three piece tiled bathroom suite with bath and overhead shower. Extra features include intercom system, allocated gated parking and well kept communal areas. Two bedroom ground floor apartments recently renovated and in this location do not stay on the market for long. Please call the office to arrange a viewing.



GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements