



Middlebrook Drive, Lostock, Bolton

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this exceptional three-bedroom semi-detached home, occupying a highly desirable position within the sought-after area of Lostock, Bolton. Beautifully presented throughout and offering an abundance of stylish living space, this impressive property has been thoughtfully enhanced to create a home perfectly suited to modern family life. Boasting three generous double bedrooms, multiple reception areas, a luxurious family bathroom and a spectacular, private rear garden complete with a summer house and hot tub, this home offers both comfort and versatility in equal measure. Situated within easy reach of a range of highly regarded schools, supermarkets, cafés and leisure facilities, the property also benefits from excellent transport links. Lostock Train Station is just a short distance away, providing direct services to Bolton, Manchester and beyond, whilst the nearby M61 offers convenient access to surrounding towns and cities including Wigan, Preston and Manchester. Beautiful green spaces such as Middlebrook Retail Park, Bolton Golf Club and the surrounding countryside further enhance the appeal of this fantastic family location.

Stepping through the entrance porch, you're welcomed into a spacious and contemporary lounge, beautifully finished and centred around a stylish wall-mounted feature fireplace. Large windows flood the room with natural light, creating a warm and inviting atmosphere before the space flows seamlessly into the dining room, which comfortably accommodates a family dining table. The open-plan layout continues into the equally impressive conservatory, providing a wonderful second reception room with lovely views across the rear garden and offering the perfect space for relaxing or entertaining throughout the year. The modern kitchen is fitted with a range of integrated appliances, sleek cabinetry and generous worktop space, making it as practical as it is attractive. Beyond the kitchen is a useful utility room, offering additional storage alongside a convenient ground floor WC, ensuring the home caters effortlessly to busy family life.

Ascending to the first floor, the spacious landing is enhanced by dual skylights that allow natural light to fill the space. From here, you'll find three well-proportioned double bedrooms, each benefiting from its own built-in wardrobes to maximise storage. The accommodation is completed by a stunning four-piece family bathroom, featuring twin wash basins, a luxurious whirlpool bath and a separate shower enclosure, creating a truly relaxing space for everyday living.

Externally, the property is equally impressive. To the front, a beautifully maintained garden with a neat lawn, mature tree and attractive flower beds creates an excellent first impression, whilst a private driveway provides off-road parking for one vehicle and leads to the integral garage, which benefits from useful underfloor storage. To the rear lies a truly outstanding, multi-tiered garden that has been thoughtfully designed to make the most of its private setting, with the added benefit of not being overlooked. The lower level offers a generous paved seating area, ideal for outdoor dining and entertaining, before steps bordered by mature flower beds lead past a charming feature pond to an elevated decking area complete with a hot tub. Completing this remarkable outdoor space is a superb summer house with both electricity and Wi-Fi connectivity, making it an ideal home office, hobby room or peaceful retreat. Combining spacious and versatile accommodation, luxurious finishes and an exceptional outdoor environment, this outstanding family home presents a rare opportunity to acquire a property that is ready to enjoy from day one.















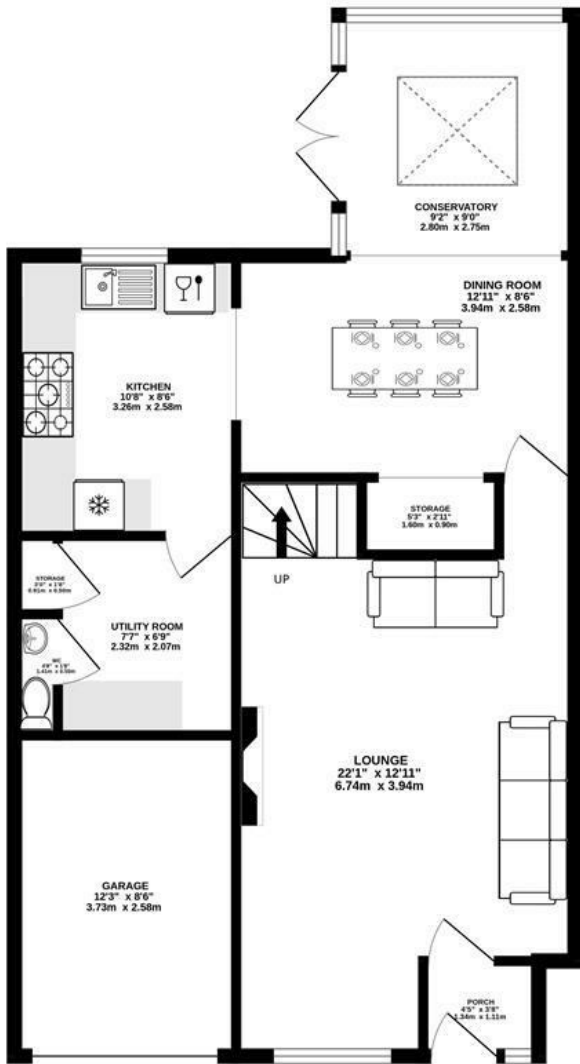




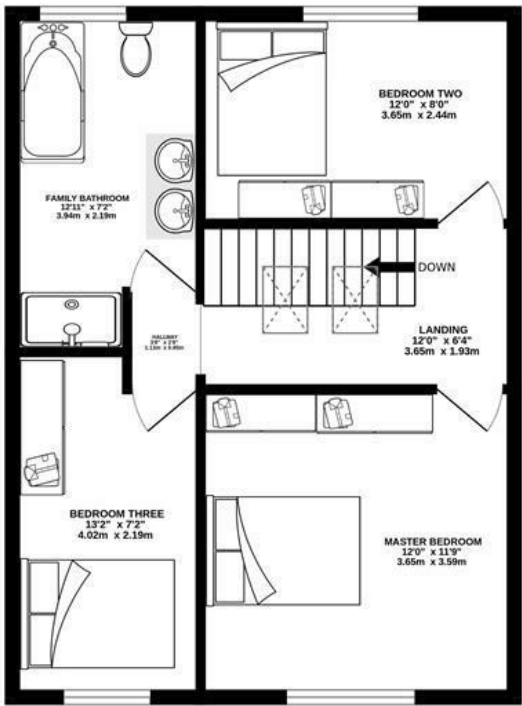


BEN ROSE

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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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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		
	65	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

