



Maria Square, Belmont, Bolton

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached family home, situated on a quiet and pleasant square in the sought-after area of Belmont, Bolton. Set in a semi-rural location, the property offers the perfect balance of convenience and countryside living—ideal for outdoor enthusiasts and dog walkers alike. It is ideally positioned close to local schools, shops, and amenities, and benefits from excellent transport links to Bolton, Blackburn, Chorley, and beyond.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located. From here, you will enter the spacious lounge, which features an open staircase to the upper level, a feature fireplace, dual-aspect windows, and double patio doors that open onto the rear garden. Continuing through, you will find the modern kitchen, fitted with an integrated oven and hob and a large window overlooking the front aspect. From the kitchen, you will move into the generously sized dining room, which features double patio doors to the front and leads through to a practical utility room at the rear, offering additional storage and space for freestanding appliances.

Upstairs, you will find four well-proportioned bedrooms, all benefiting from fitted storage. Additional storage is available on the landing, and a three-piece family bathroom completes this level.

Externally, the front of the property features a well-maintained garden alongside a private driveway providing off-road parking for multiple vehicles. To the rear is a good-sized, secluded garden, mainly laid to lawn with established borders that offer excellent privacy.

Early viewing is highly recommended to avoid disappointment.





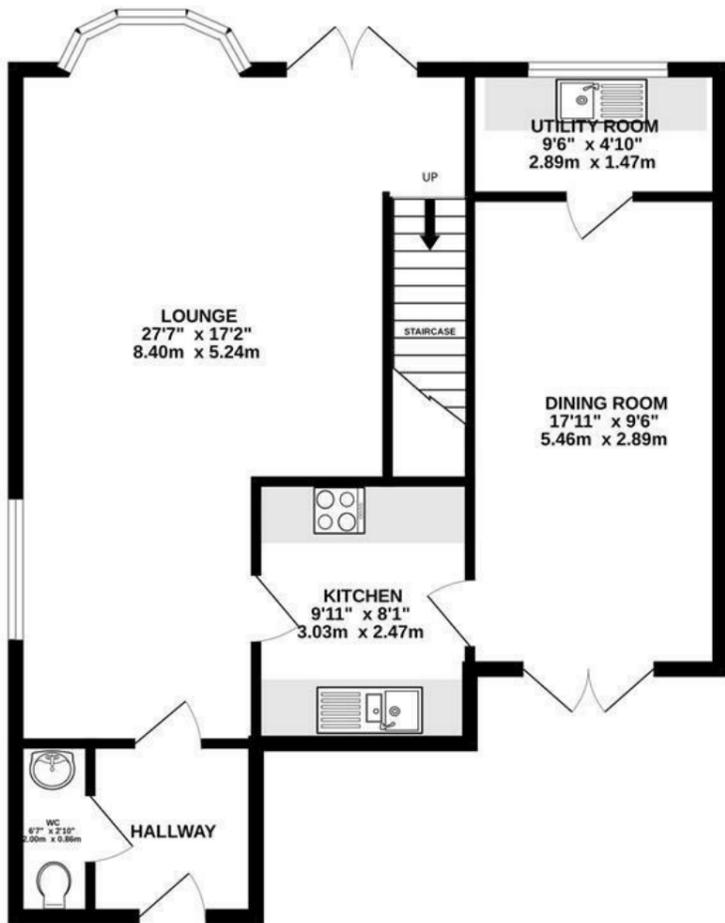




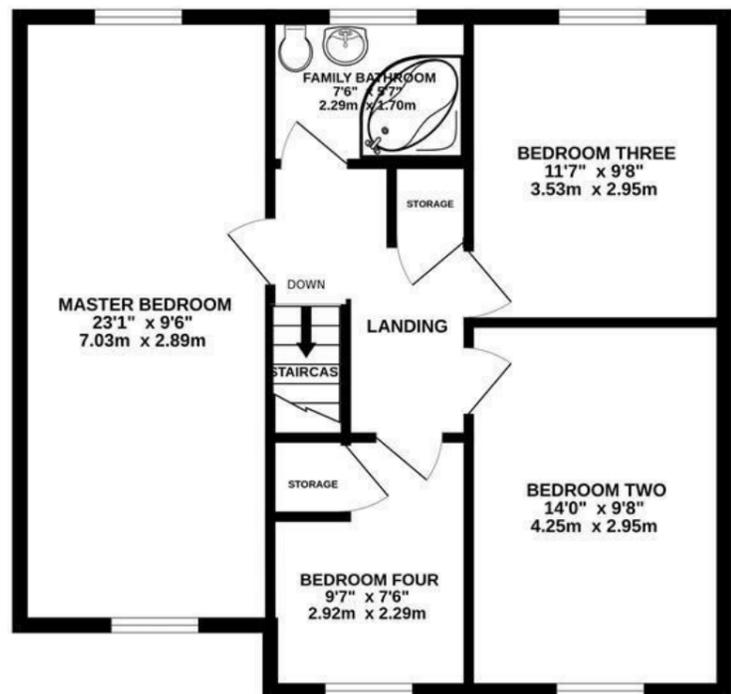




GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.

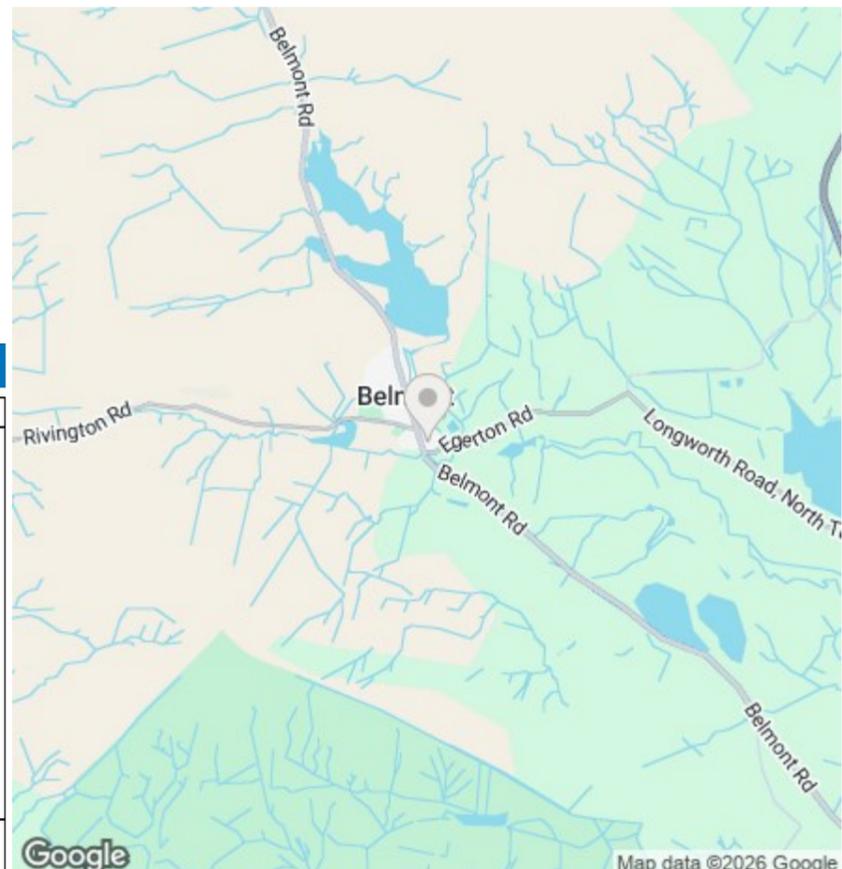


TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	