



St. Dominics Mews, Bolton

Offers Over £395,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a quiet and highly sought-after cul-de-sac location in Bolton. Offering spacious and contemporary living throughout, this impressive home has been thoughtfully designed with modern family life and entertaining in mind, boasting generous open-plan living spaces, stylish finishes and beautifully maintained outdoor areas. The property is ideally positioned close to a range of excellent local amenities including highly regarded schools, supermarkets, cafés, leisure facilities and healthcare services, making it perfectly suited for growing families. Bolton town centre is within easy reach, while excellent transport links including nearby bus routes, train stations and convenient access to the M61 motorway provide straightforward commuting towards Manchester, Preston and surrounding North West towns. The property also benefits from being close to local parks, countryside walks and family-friendly attractions.

Upon entering the home, you are welcomed into a bright entrance hall, with a modern shower room conveniently located to the left and a practical utility room positioned to the right. The hallway then opens into the stunning open-plan kitchen diner, which undoubtedly serves as the heart of the home and has been designed perfectly for both entertaining guests and everyday family living. This exceptional space benefits from beautiful stone flooring, two skylights allowing natural light to flood the room, and a striking Rangemaster oven within the modern fitted kitchen. Expansive five-panel folding doors provide seamless access out onto the rear garden, creating an ideal indoor-outdoor living experience during the warmer months. To the opposite end of the kitchen diner, double doors lead into the spacious front lounge, offering a cosy yet elegant separate reception room ideal for relaxing evenings. The staircase to the first floor is also located off the main living area, adding to the flowing and sociable layout of the property.

To the first floor, the home continues to impress with four well-proportioned bedrooms, perfectly suited for family living. The spacious master bedroom benefits from fitted wardrobes with an integrated closet vanity. The remaining bedrooms offer versatile accommodation suitable for children, guests or home working space depending on individual requirements. Completing the first floor is the luxurious family bathroom, beautifully finished and featuring an elegant roll-top freestanding bath, providing the perfect place to unwind and relax.

Externally, the property boasts excellent kerb appeal with a front garden and gated access leading through to the rear. To the side of the home is a substantial brick-paved driveway providing off-road parking for multiple vehicles and leading up to the garage, which benefits from an electric door for added convenience. A further side garden with large mature trees enhances the sense of privacy and greenery surrounding the home. To the rear is a beautifully landscaped and secluded garden space, thoughtfully designed with a generous seating area that leads onto a well-maintained lawn, creating a wonderful setting for outdoor dining, entertaining or family enjoyment. Positioned at the bottom of the garden is an attractive glazed summerhouse, offering additional versatility and a peaceful retreat. Combining spacious modern living, impressive entertaining space and a desirable cul-de-sac setting, this outstanding home presents a fantastic opportunity for families seeking a stylish and comfortable property in a highly convenient Bolton location.















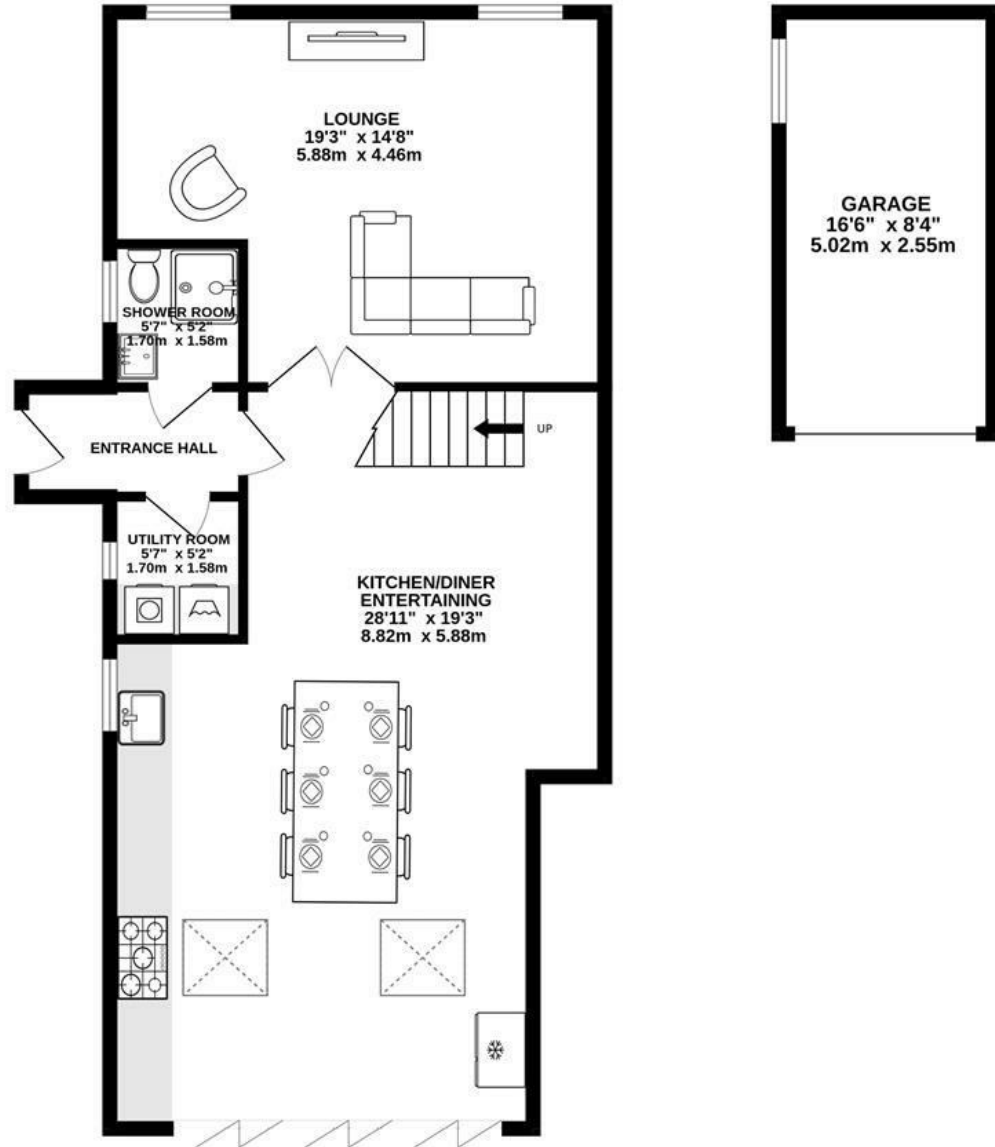






BEN ROSE

GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



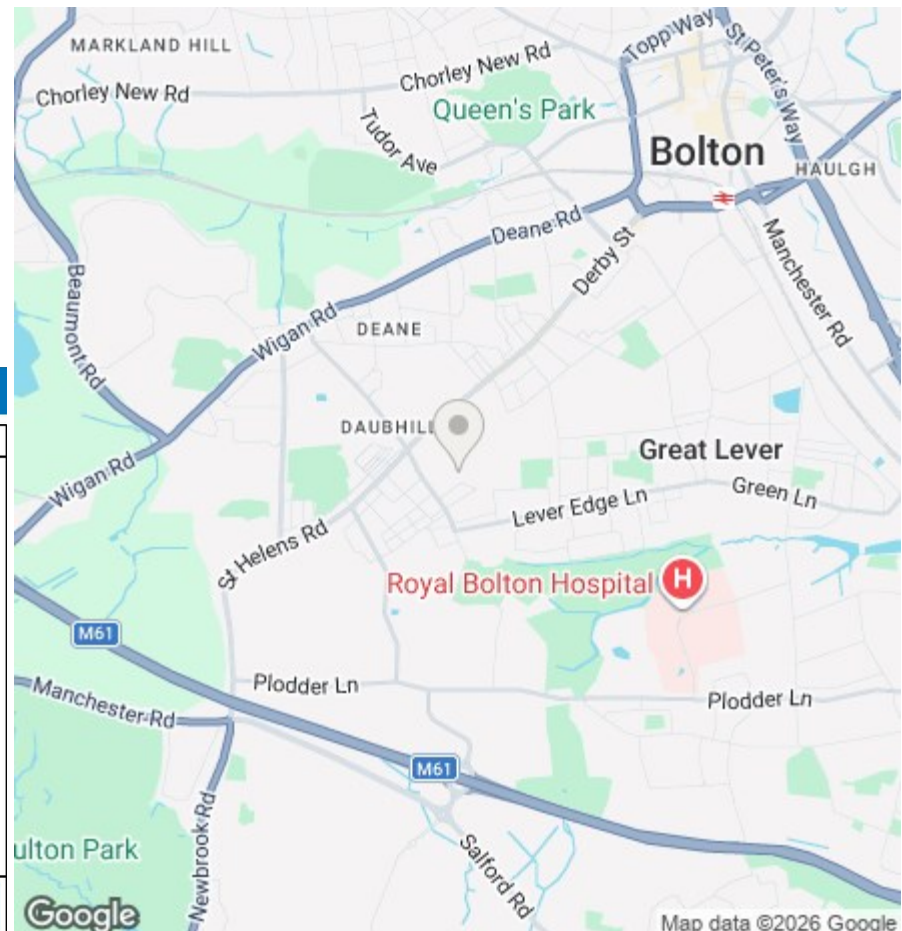
1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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		
	69	79
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	