



## **Hercules Road, Lostock, Bolton**

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, located in a highly sought-after area of Lostock, Bolton. Ideally suited to families or couples, the property has been finished to a high standard throughout and offers comfortable, well-proportioned living space within a popular and well-established residential neighbourhood.

Perfectly positioned, the home benefits from an excellent range of local amenities including shops, restaurants, supermarkets, and well-regarded schools. For those needing to commute, Horwich Parkway train station is just a short drive away, providing direct connections to Manchester and beyond, while the nearby M61 motorway offers quick links to Bolton, Preston, and Manchester. The popular Middlebrook Retail Park and the scenic Rivington countryside are also close by, providing a great balance of convenience and leisure.

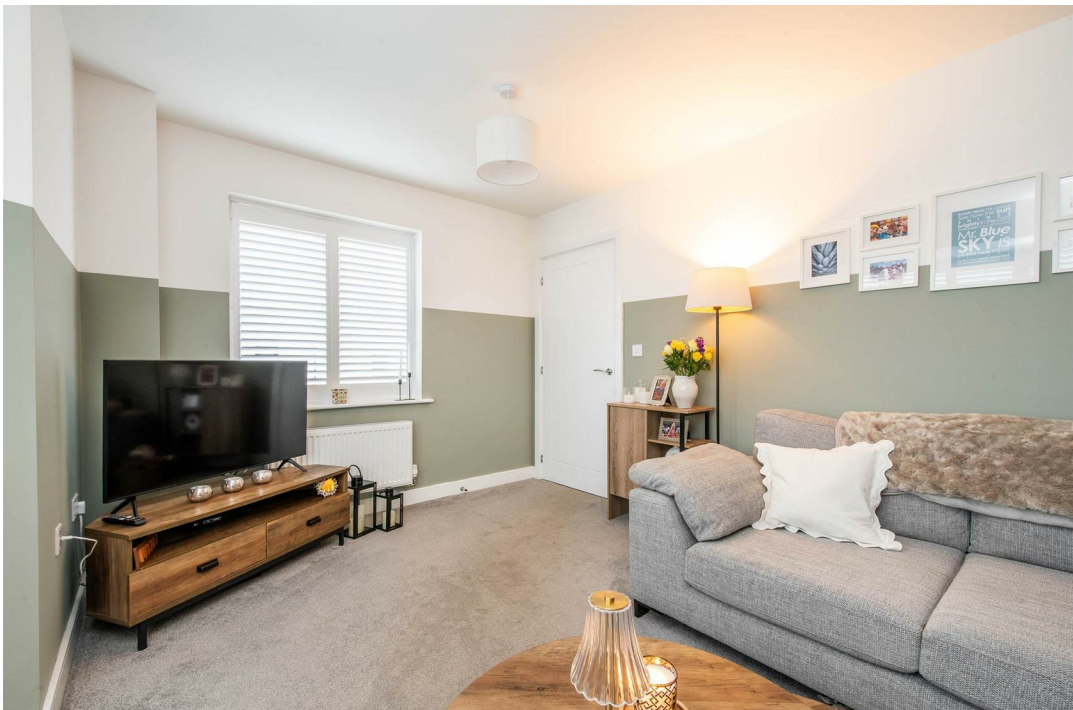
Stepping into the property, you will find yourself in the central entrance hallway where a convenient WC is located, along with the staircase leading to the upper level. On the right, you will enter the spacious lounge which benefits from dual aspect windows, including a beautiful bay window, allowing plenty of natural light to fill the room. On the other side of the hallway, you will find the open plan kitchen/diner. The contemporary fitted kitchen features integrated appliances including a fridge, freezer, oven, hob, and washing machine. The dining area offers ample space for a family dining table, with double patio doors opening out onto the garden.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from a private en-suite shower room. The three-piece family bathroom completes this level.

Externally, the home benefits from a private driveway to the side providing off-road parking for two vehicles. On the opposite side of the property, you will find a generously sized garden featuring a well-maintained lawn and flagged patio, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





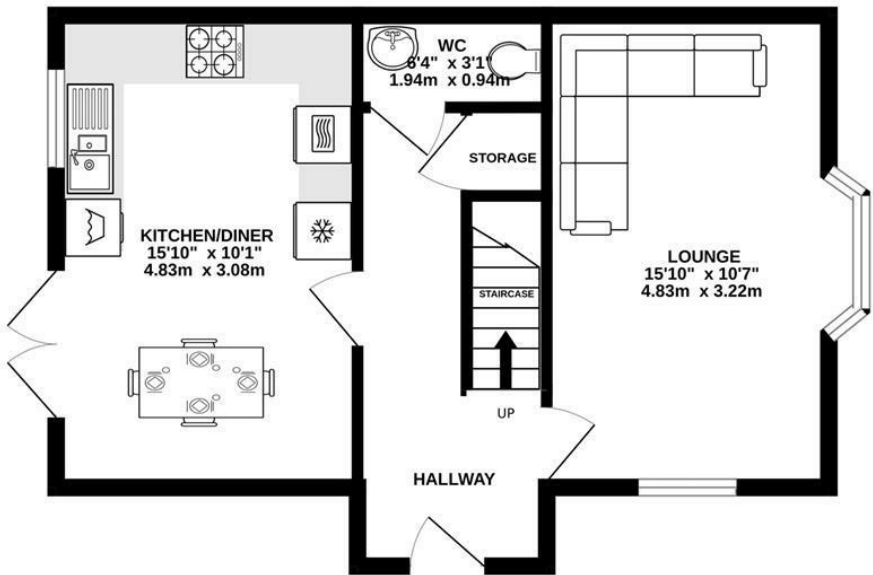




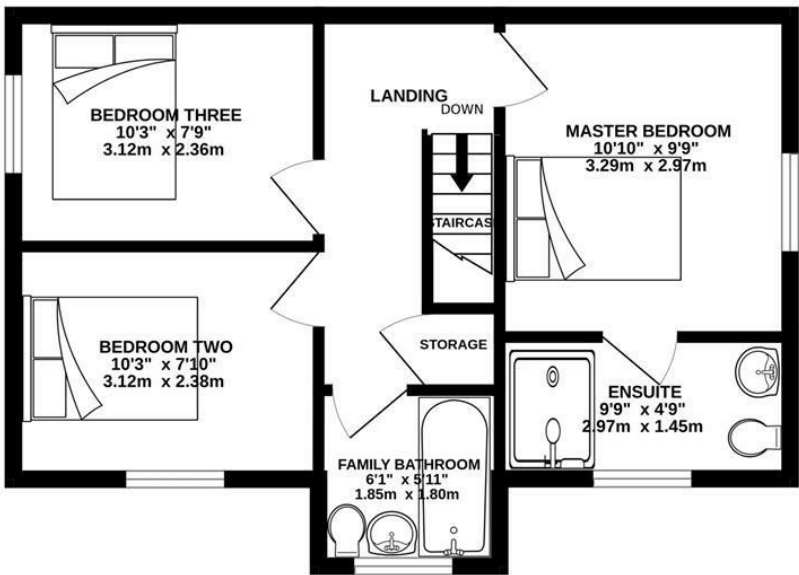




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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) <b>A</b>                          |                         | <b>95</b>                                                                           |
| (81-91) <b>B</b>                            | <b>83</b>               |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                       |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |                         |                                                                                       |
| (81-91) <b>B</b>                                                |                         |                                                                                       |
| (69-80) <b>C</b>                                                |                         |                                                                                       |
| (55-68) <b>D</b>                                                |                         |                                                                                       |
| (39-54) <b>E</b>                                                |                         |                                                                                       |
| (21-38) <b>F</b>                                                |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

