



## Sky Lark Close, Lostock, Bolton

**Offers Over £299,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached family home, situated within the highly sought-after area of Lostock, Bolton. Offering generous living accommodation throughout, this attractive home is ideal for growing families seeking a property that combines practicality with comfortable modern living. The home benefits from a beautiful landscaped rear garden, spacious double bedrooms and an integrated garage, all whilst being conveniently positioned close to a range of local amenities. Lostock is a popular residential location, offering excellent access to Middlebrook Retail Park with its wide selection of shops, restaurants, leisure facilities and cinema. The area is also well served by local schools, supermarkets and healthcare facilities. Excellent transport links are available via Lostock railway station, providing direct routes into Manchester and surrounding areas, alongside regular bus services and convenient access to the M61 motorway, connecting buyers to Bolton, Preston, Manchester and beyond.

Upon entering the property, you are welcomed into the entrance hall, which provides internal access to the integrated garage and leads through into the spacious lounge. The lounge offers ample room for a full suite of furniture, creating an inviting space for relaxing and entertaining. Moving through the home, the inner hallway houses the staircase to the first floor along with a convenient ground floor WC. To the rear of the property sits the impressive kitchen/diner, featuring an integrated oven, an abundance of storage cupboards and generous worktop space. There is plenty of room for a family dining table, while French doors open directly onto the rear garden, allowing natural light to flood the room and creating an excellent space for everyday family life.

To the first floor, the property continues to impress with three well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and a cleverly concealed dressing room hidden behind an additional wardrobe, creating a unique and practical feature. This space also provides access to the modern en-suite shower room. The remaining bedrooms are ideal for children, guests or those requiring a home office. Completing the first floor is the beautifully designed family bathroom, fitted with a contemporary suite and an over-the-bath shower.

Externally, the property enjoys excellent kerb appeal with a driveway to the front providing off-road parking for up to two vehicles and leading to the integrated garage. To the rear, the beautifully landscaped garden offers a wonderful outdoor retreat, featuring a patio seating area directly off the home, a well-maintained lawn and attractive planted borders dotted throughout the space. There is ample room for outdoor furniture, making it perfect for entertaining, dining alfresco or simply enjoying the warmer months. Combining spacious accommodation, a fantastic location and a stunning garden, this is a superb family home that is ready to move straight into.





































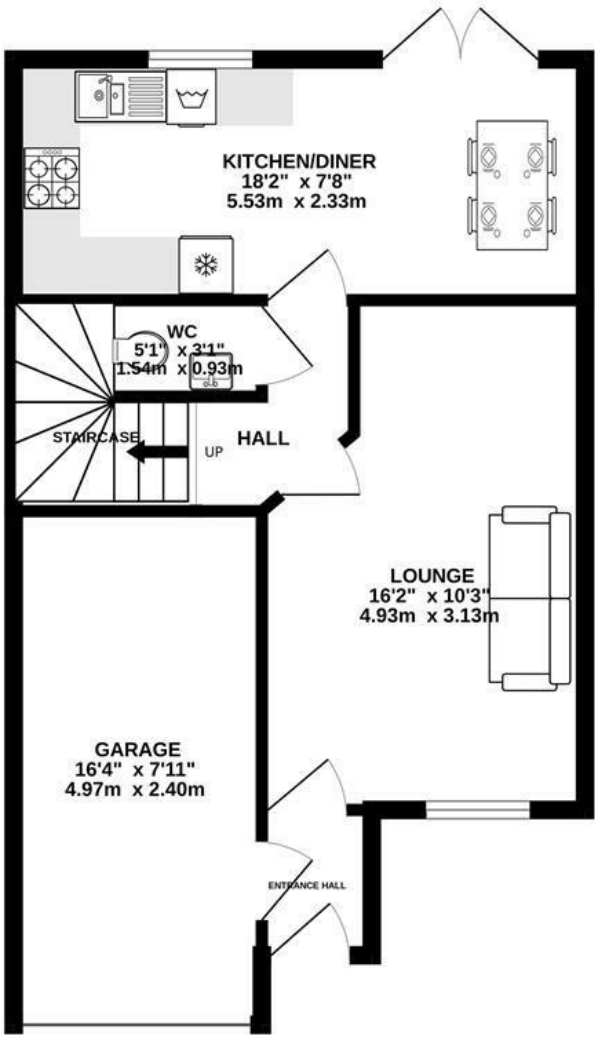




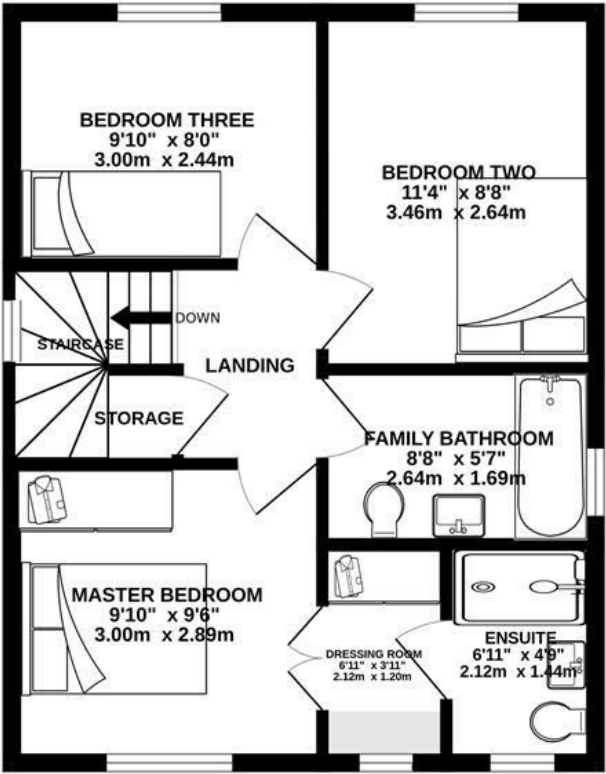


# BEN ROSE

GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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>                          |                                                                                                             |           |
| (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 energy efficient - higher running costs |                                                                                                             |           |
|                                             | 77                                                                                                          | 82        |
| England & Wales                             | 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 |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

