



Rockwell Road, Lostock, Bolton

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, situated within the highly sought-after area of Lostock, Bolton. Modern throughout and exceptionally well maintained, this home offers stylish, versatile living spaces perfectly suited to growing families or those looking for a property ready to move straight into. Located in a popular residential setting, the property benefits from being within the catchment area for a selection of highly regarded local schools, making it an excellent choice for families. A fantastic range of everyday amenities, supermarkets, cafés and leisure facilities can be found nearby, whilst Lostock Railway Station provides convenient rail links into Bolton, Manchester and beyond. Excellent road connections via the M61 also make commuting across the North West straightforward, with Bolton town centre, Middlebrook Retail Park and Rivington Country Park all within easy reach.

Stepping into the home, you are welcomed by a bright entrance vestibule which flows seamlessly into the spacious lounge, a light and inviting reception room ideal for relaxing with family or entertaining guests. From here, the internal hallway provides access to a convenient ground floor WC, the staircase to the first floor, and the impressive open plan kitchen diner. Forming the true heart of the home, the kitchen has been thoughtfully designed with a modern finish, offering an excellent range of integrated appliances, generous worktop space and ample storage, creating both a practical and sociable environment for everyday family life. Throughout the property, stylish plantation shutters add a touch of elegance, whilst Therma heating controls ensure efficient and comfortable heating. The home also benefits from security lighting and CCTV cameras for additional peace of mind.

To the first floor, the landing gives access to three well-proportioned bedrooms. The generous master bedroom benefits from fitted wardrobes as well as a contemporary en suite shower room, while the second double bedroom also features built-in wardrobes and a useful built-in desk, ideal as a dressing space or study area, providing excellent additional functionality. The third bedroom is currently utilised as a home office, offering flexibility for modern lifestyles, but could equally serve as a child's bedroom or nursery. Completing the accommodation is a stylish three-piece family bathroom, finished to the same high standard as the rest of the home.

Externally, the property enjoys excellent kerb appeal with a double-width driveway providing off-road parking for two vehicles, complete with an EV wall charger. The converted garage has been cleverly divided to create a heated home office alongside a separate storage area, offering valuable additional living and storage space. A well-maintained front lawn with attractive flower beds further enhances the property's appearance. To the rear, the generously sized enclosed garden is predominantly laid to lawn with a paved seating area, providing the perfect setting for outdoor dining, family gatherings or simply relaxing during the warmer months. Additional features include outdoor power sockets, a useful garden shed and secure fenced boundaries. Combining modern finishes, practical family living and a highly desirable location, this is a fantastic opportunity to purchase a superb detached home in one of Lostock's most popular residential areas.













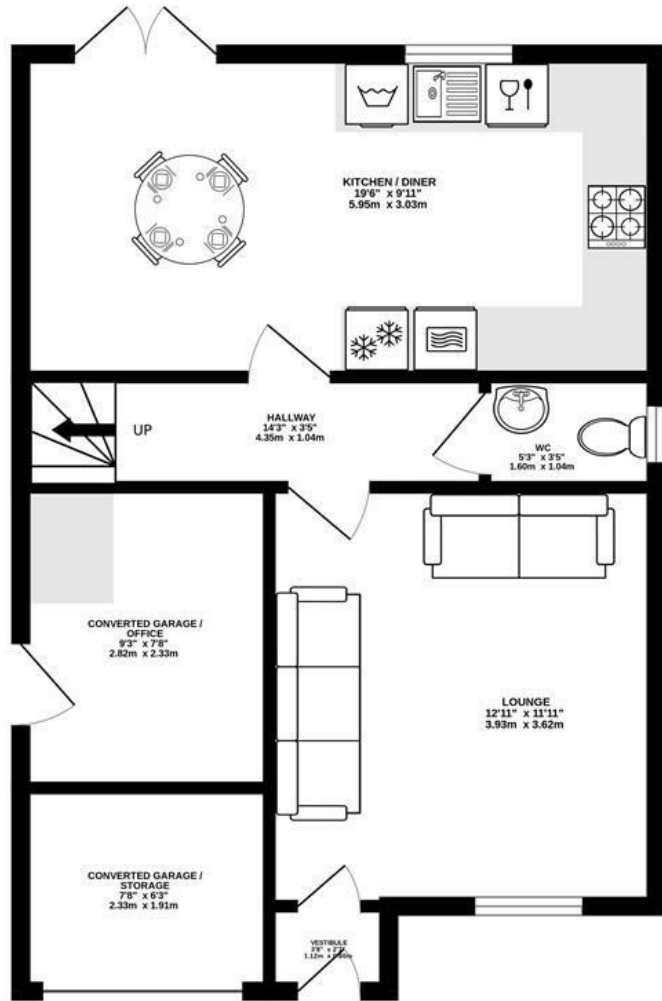




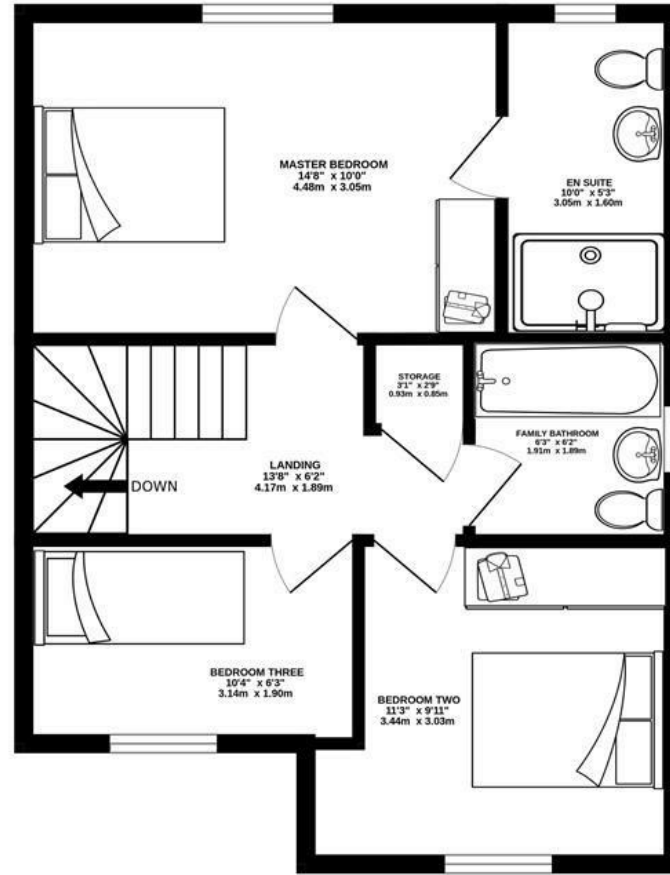




GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.

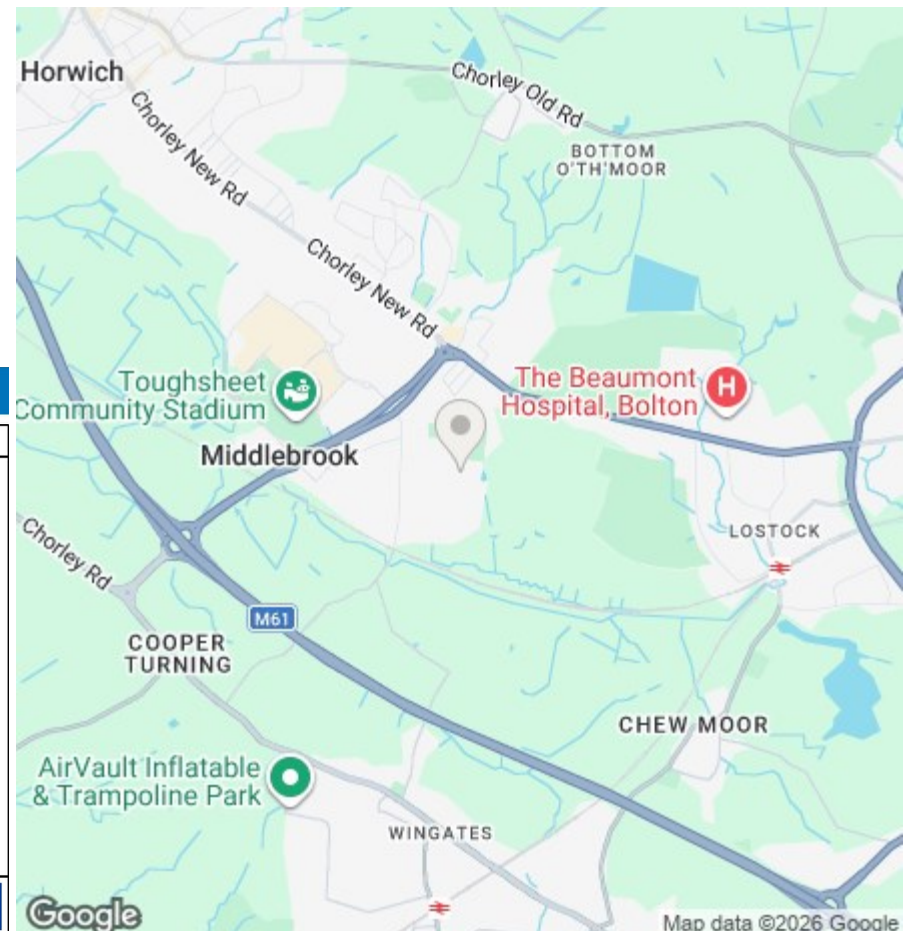


TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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

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	