



## 4 Middlebrook Drive, Lostock

£265,000 Freehold

Auction guide price of £265,000 plus reservation fee • Four bedroom semi detached property • Three reception rooms • Conservatory • Bedroom one with shower room • Block paved driveway for two vehicles • Three tiered rear garden • 1 minute walk to Lostock train station • Highly sought after location • Elevated position







### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR



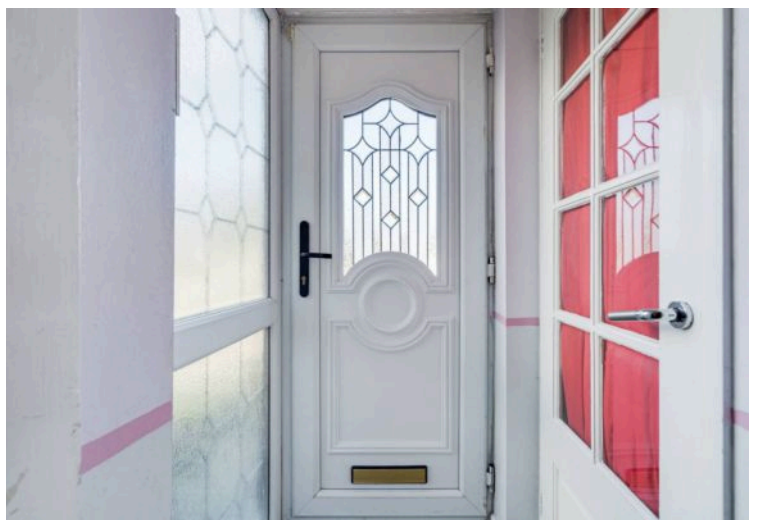
1ST FLOOR



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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\*\*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £265,000 PLUS RESERVATION FEE\*\*\*

Nestled in the heart of a highly sought-after location stands this exquisite 4 bedroom semi-detached house, boasting an auction guide price of £265,000 plus a reservation fee. This spacious property offers a perfect blend of modern living and traditional charm, encompassing three reception rooms, a conservatory, and a bedroom with an en-suite shower. The accommodation is further enhanced by an elevated position providing stunning panoramic views of the surrounding area. Upon arrival, you are greeted by a block paved driveway capable of accommodating two vehicles, adding a touch of convenience to the property's allure. Additionally, the home's prime location offers unparalleled accessibility, being only a 1-minute walk to Lostock train station, appealing to commuters and leisure travellers alike.

The outdoor space of this property is a true masterpiece, featuring a rear garden spread across three tiers, offering a perfect sanctuary for relaxation and entertainment. The front of the property presents a well-maintained block paved driveway and a manicured lawned section leading up to the inviting front door. Moving towards the back, you are met with immediate artificial grass flanked by carefully selected conifers, trees, and bushes, creating a tranquil oasis. Ascend the steps to discover a delightful flagged patio area, ideal for hosting gatherings or savouring morning coffee in the sun-drenched ambience. The rear garden is encased by a sturdy brick wall, providing both privacy and security to the outdoor space, making it an ideal environment for families with children or those seeking a peaceful retreat in the midst of urban life. The property's seamless fusion of indoor and outdoor living spaces sets the stage for a lifestyle synonymous with comfort, elegance, and style.