



## 4 Middlebrook Drive, Lostock

£250,000 Freehold

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







Nestled in the heart of a highly sought-after location stands this exquisite 4 bedroom semi-detached house. 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.

GROUND FLOOR



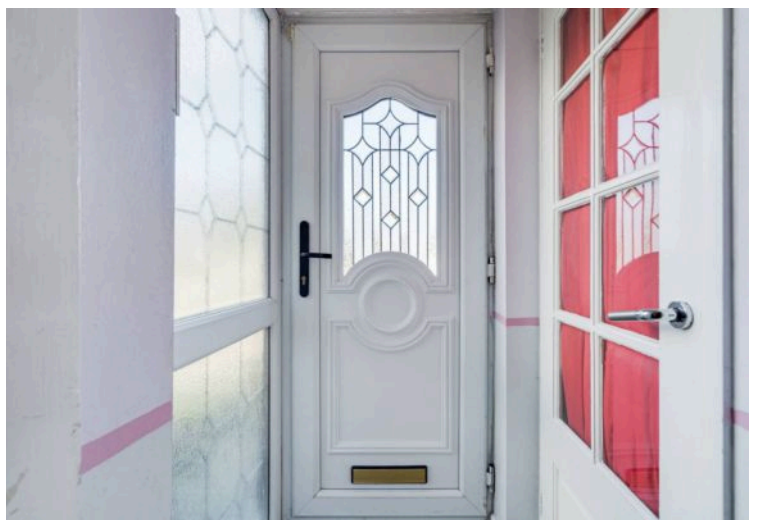
1ST FLOOR



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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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.