



Lower House Drive

Lostock



Miller Metcalfe
PRESTIGE

SINCE 1891

Standing proudly within a large, private mature plot situated off Lostock Junction Lane, this individual detached home offers exceptionally spacious and highly versatile living space, coupled with breath-taking larger than average size mature and private gardens.

The location is within close proximity to both Bolton and Clevedons private schools as well as within the catchment areas of other renowned local schooling.

It is also well placed for a host of amenities and major transport links, making it ideally suited for commuting into Manchester and across the North West. This wonderful home has undergone a complete renovation by the current owners and simply must be viewed in person to be fully appreciated.



Location

Widely regarded as one of the more superior areas of Bolton, Lostock has always been popular with homebuyers due to the close proximity of well renowned schooling including Bolton School and Clevelands. It is also well placed for major transport links, including the M61 and Lostock railway station providing excellent commuter access into Manchester and Salford Quays. Other local amenities that are easily to hand include the ever popular Middlebrook retail development and Bolton town centre.

Accommodation

The generous, well-proportioned and versatile, accommodation comprises an entrance porch, hallway, cloakroom/wc, generous light and airy principal lounge, a modern fitted dining kitchen and a separate utility room, study, large sitting room, a ground floor bedroom with access to a shower room and an additional utility room. On the first floor is a generous landing gives access to three good sized bedrooms with an en suite to master bedroom and a modern family shower room.





Reception Rooms

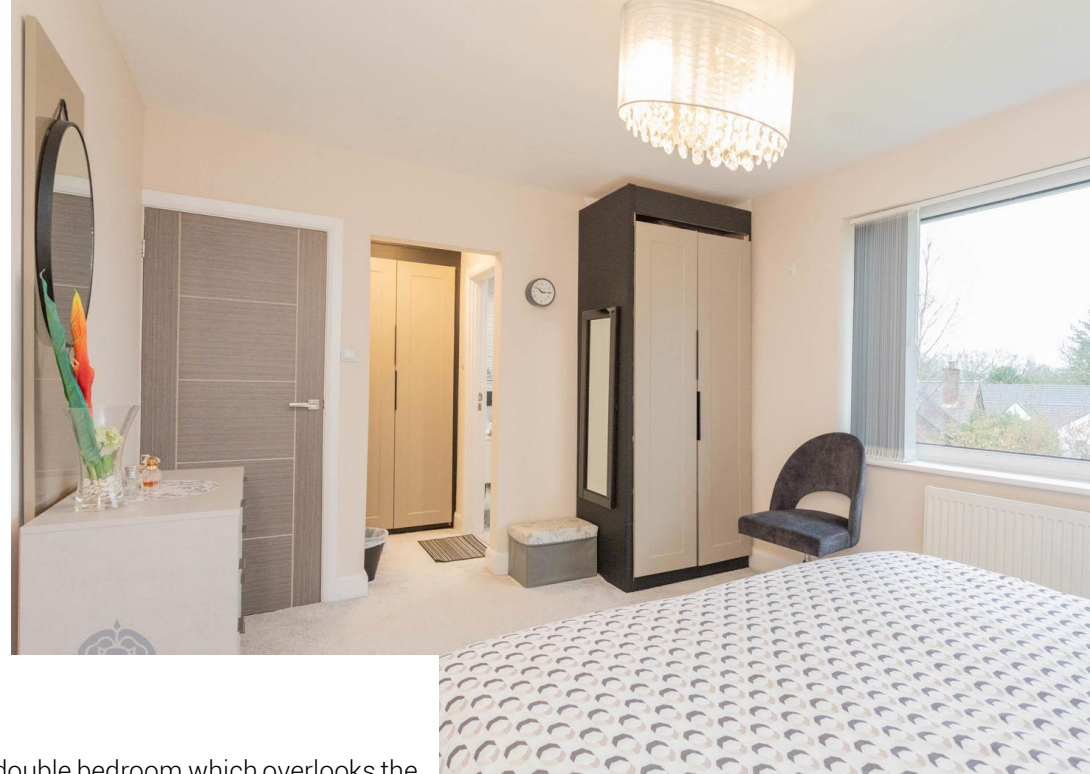
The property is accessed via an entrance porch that leads into a hall that has stairs that rise to the first floor accommodation. The principal lounge is light and airy having dual aspect windows that offer splendid views over the wonderful rear gardens. The sitting/ family room is a large space perfect for entertaining whilst a separate study is ideal for those looking to work from home.





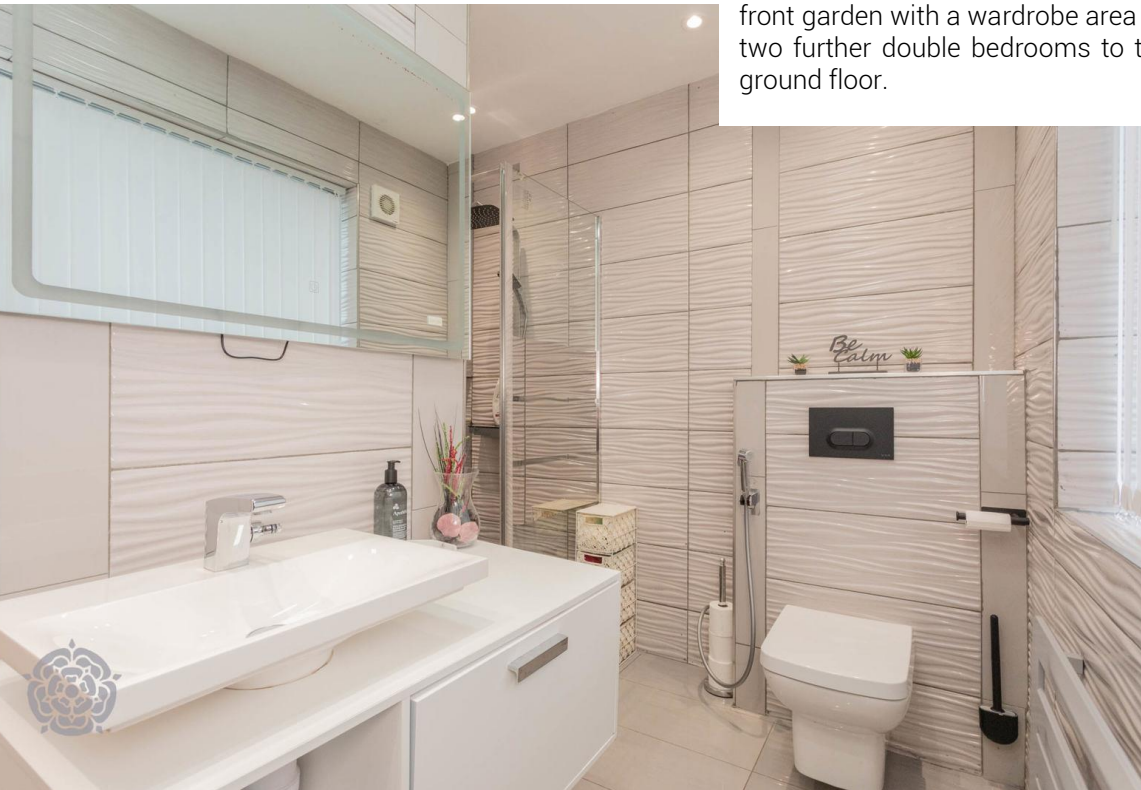
Kitchen

The contemporary fitted dining kitchen has an extensive range of wall and base units comprising cupboards, drawers and contrasting work surfaces alongside a variety of integrated appliances. There is also space for a dining table.



Bedrooms

The master suite comprises a large double bedroom which overlooks the front garden with a wardrobe area and en suite shower room. There are two further double bedrooms to the first floor and a bedroom on the ground floor.







Cloakroom WC/Family Bathroom

Located off the entrance hall, a cloakroom/wc and there is also a shower room which occupies the ground floor. The first floor comprising a larger than average modern shower room with walk in shower, low flush wc and his and her sinks.

Outside/Parking

The property is set within a generous private plot located off Lostock Junction Lane where a sweeping driveway provides ample parking for several cars. To the front, side and rear of the property there are breathtaking, larger than average sized, well stocked and maintained gardens with two composite decking areas providing great seating areas. This provides excellent outside space, ideal for children's play, relaxing and outdoor entertaining.

Tenure - Leasehold

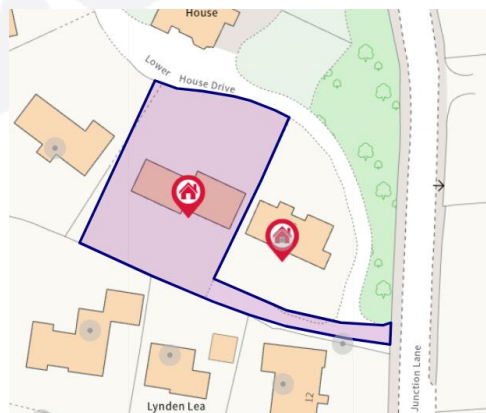
Lease Term Remaining - 940 years

Local Authority - Bolton

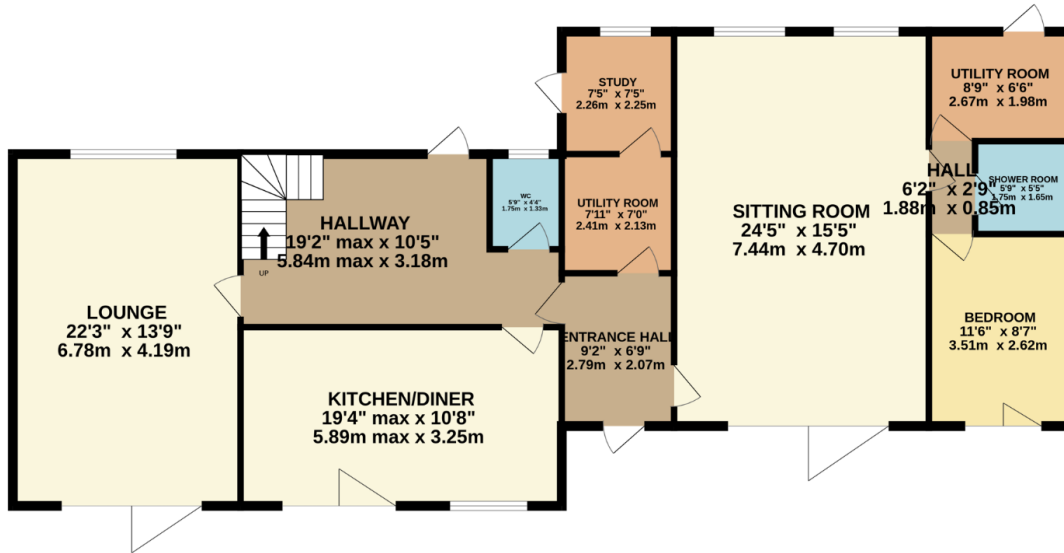
Council Tax Band:G

Annual Price:£3,778

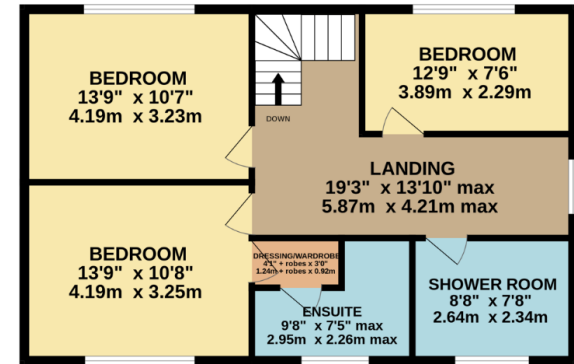
EPC Rating - D



GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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.
Made with Metropix ©2026

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.