



44 Middlebrook Drive, Lostock
£200,000

Miller Metcalfe
Every step of the way

44 Middlebrook Drive

Lostock, Bolton

Impressive Two Bedroom Semi Detached | Large Garden Plot | No Onward Chain
Offered to the market with no onward chain is this attractive two bedroom semi-detached home, ideally positioned on the ever-popular Middlebrook Drive.

Well maintained throughout, the property offers fantastic scope for a buyer to update and personalise to their own taste over time. Featuring a spacious conservatory to the rear alongside a particularly generous garden, this home presents an exciting opportunity for first time buyers, downsizers or small families seeking a property with plenty of future potential.

Middlebrook Drive is a peaceful and highly regarded cul-de-sac situated within the sought after area of Lostock. Conveniently located within walking distance of Lostock train station, the property also benefits from easy access to local shops, reputable schools and a range of leisure amenities nearby.

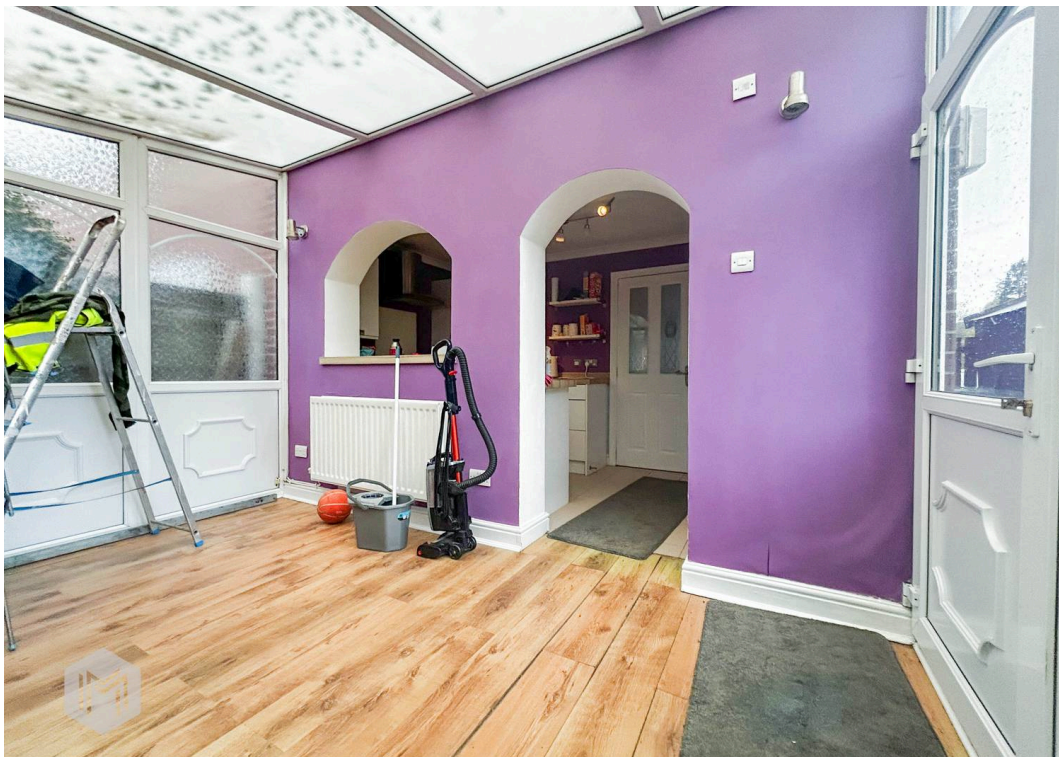
Accommodation comprises: entrance porch with a door leading a warm and welcoming lounge. A door leads to a fitted kitchen with a combination of base and eye level fitted units. The kitchen flows into an elegant conservatory at the rear with a door leading to the driveway with stairs providing access to an incredible rear garden. A spiral staircase leads to the first floor where you'll find two double bedrooms and a fully fitted bathroom suite.

Council Tax band: B

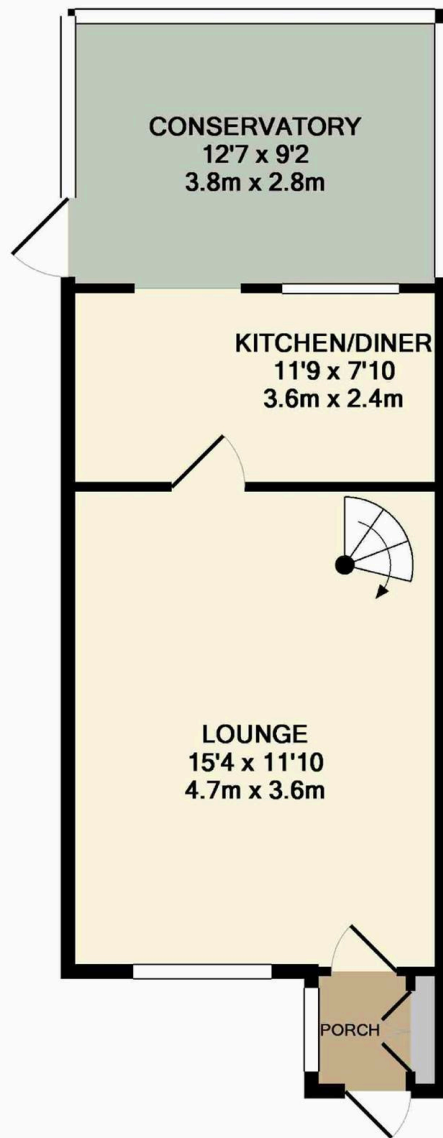
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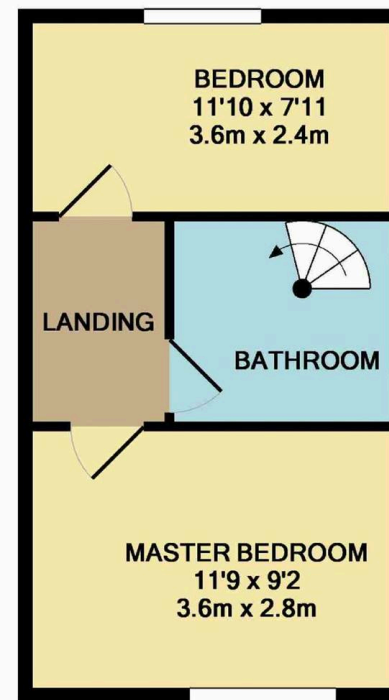








GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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