



42 Hercules Road, Lostock
£265,000

Miller Metcalfe
Every step of the way

42 Hercules Road

Lostock, Bolton

Stylish Three-Bedroom Home in a Prime Middlebrook Location – No Onward Chain
Occupying a desirable and tucked-away position on Hercules Road within the popular Academy Way development, this attractive modern home offers a perfect blend of privacy, space, and convenience. Finished in a contemporary, neutral style throughout, the property is ready to move straight into and is well suited to families looking for a long-term home. The layout has been thoughtfully arranged, featuring a generous lounge, a sleek kitchen with space for dining, and three comfortable bedrooms. The principal bedroom enjoys the added benefit of an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Outside, the property continues to impress with off-road parking to the front and a well-kept rear garden, providing a pleasant and private outdoor space. Situated within a quiet residential cul-de-sac, the location offers excellent access to the wide range of amenities at Middlebrook Retail Park, all within easy reach. From shopping and dining to leisure facilities, everything you need is close at hand, along with superb transport connections including the nearby M61 motorway. The accommodation briefly comprises an entrance porch with access to a convenient ground floor WC, leading into a bright and spacious lounge with stairs rising to the first floor. To the rear, the kitchen/dining area is fitted with a range of modern units and provides ample space for entertaining or family meals. Upstairs, there are three well-sized bedrooms, including the main bedroom with en-suite, alongside a contemporary family bathroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

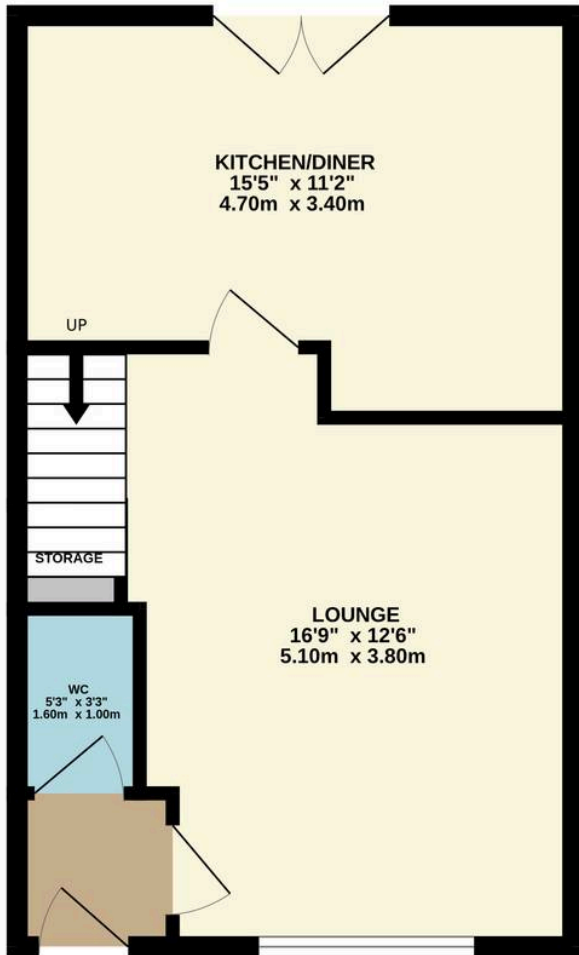




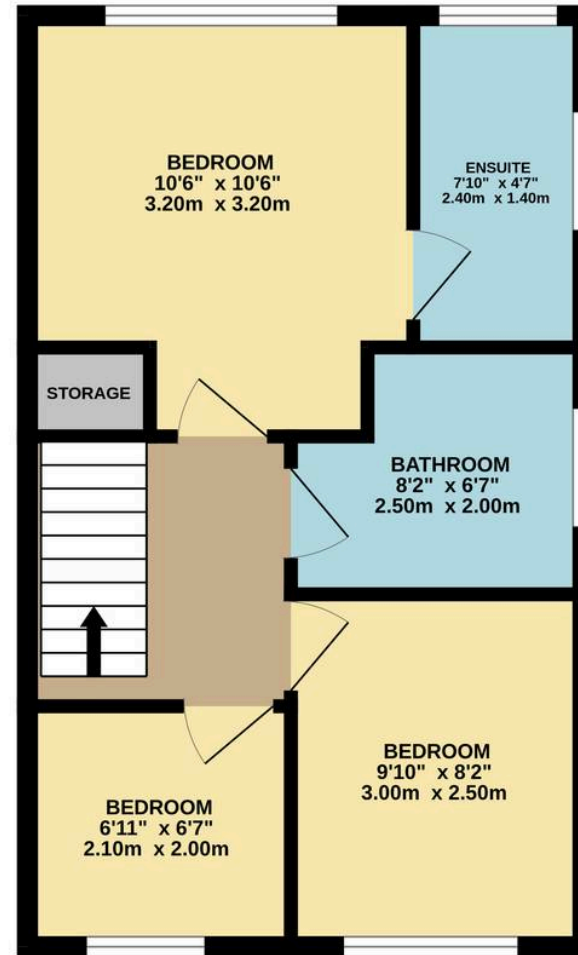




GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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



Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way