



Brownedge Road, Lostock Hall, Preston

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious four-bedroom detached property, ideally situated in the heart of Lostock Hall. Occupying an enviable corner plot, the home enjoys a prime location close to both Leyland town centre and Preston city centre. It benefits from excellent transport links via the M6 and M61 motorways and is within easy reach of highly regarded local schools, shops, and amenities. Early viewing is highly recommended to avoid potential disappointment.

Stepping into the property through the entrance porch, you are welcomed into the main hallway, where a staircase leads to the upper level. To the left, you'll find the spacious dining room, offering ample space for a family dining table, a charming feature fireplace, and double patio doors that open out to the garden. The dining room flows seamlessly into the lounge, which also features a fireplace and a large bay window overlooking the front aspect.

Continuing through, you'll enter the modern kitchen/breakfast room, which offers generous storage, an integrated oven and hob, and a convenient breakfast bar. Another set of double patio doors from the kitchen provides further access to the garden.

Upstairs, the property boasts four well-proportioned bedrooms, all capable of accommodating a double bed. A three-piece family bathroom with an over-bath shower completes the upper level.

Externally, the home makes excellent use of its corner plot location, featuring a generously sized wrap-around garden with both real and artificial lawn, a patio, and a decking area—ideal for entertaining or relaxing. A private driveway, accessible via double gates, offers convenient off-road parking.











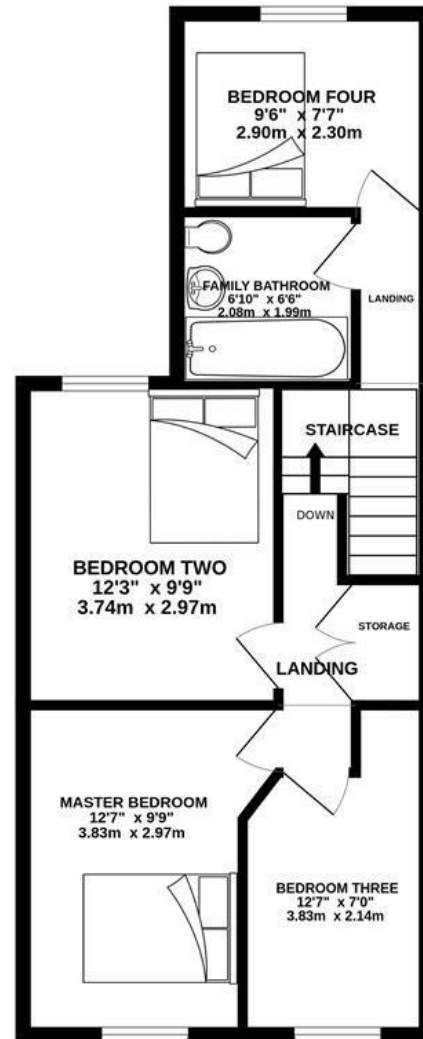


BEN ROSE

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.

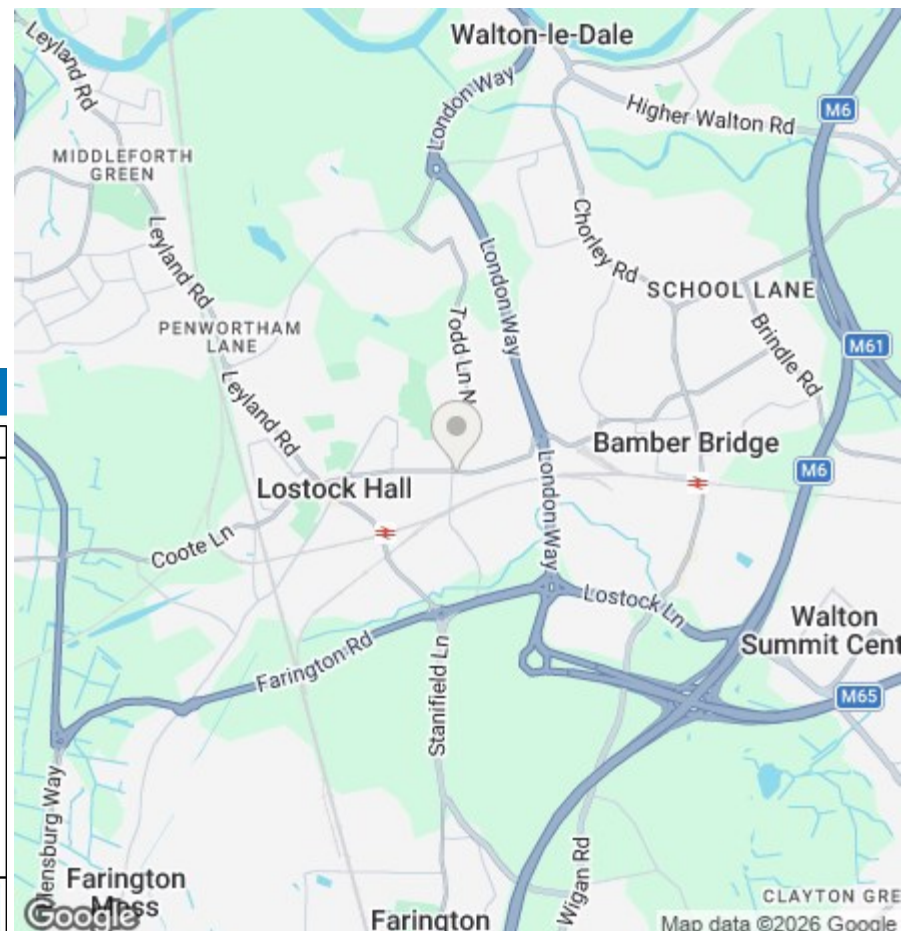


TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.

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.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	