



St. Gerrards Road, Lostock Hall, Preston

Offers Over £150,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom terrace home, ideal for first-time buyers, situated in the heart of Lostock Hall. The property offers excellent potential for renovation, giving buyers the chance to create a home tailored to their own style and needs. Located directly across from St Gerard's Primary School, this property is perfectly placed for families. Lostock Hall itself is a well-connected area, offering excellent travel links with Lostock Hall train station within walking distance, regular bus services into Preston and Chorley, and easy access to the M6, M61, and M65 motorways. Nearby towns and cities such as Preston and Leyland are only a short drive away, providing a wide range of amenities, shops, and leisure facilities.

Stepping inside, you are welcomed into the vestibule with the staircase leading to the first floor. From here, the front lounge is accessed, a cosy space complete with a feature fireplace and a bay-fronted window that allows natural light to fill the room. Towards the rear, the property benefits from a dining room which leads through to the three-piece family bathroom and provides direct access to the kitchen. The kitchen itself is well-proportioned and comes fitted with an integrated oven, with the added convenience of a utility room and an additional shower room located just off this space.

Moving to the first floor, you will find three versatile bedrooms. Each offers good potential for flexible living arrangements, whether used as bedrooms, a home office, or a nursery. With some modernisation, the upstairs space could be transformed into a comfortable family environment to suit the needs of any buyer.

Externally, the property offers on-road parking to the front, with a gated pathway leading through a small front garden to the entrance. To the rear, an access road leads to a generous garden directly opposite the home. This outdoor space is a real highlight – private and secluded, featuring a patio area, lawn, and plant beds, all bordered by mature trees and hedging, creating a peaceful retreat.

Overall, this property presents an excellent opportunity for first-time buyers to put their own stamp on a home in a well-connected and family-friendly area.







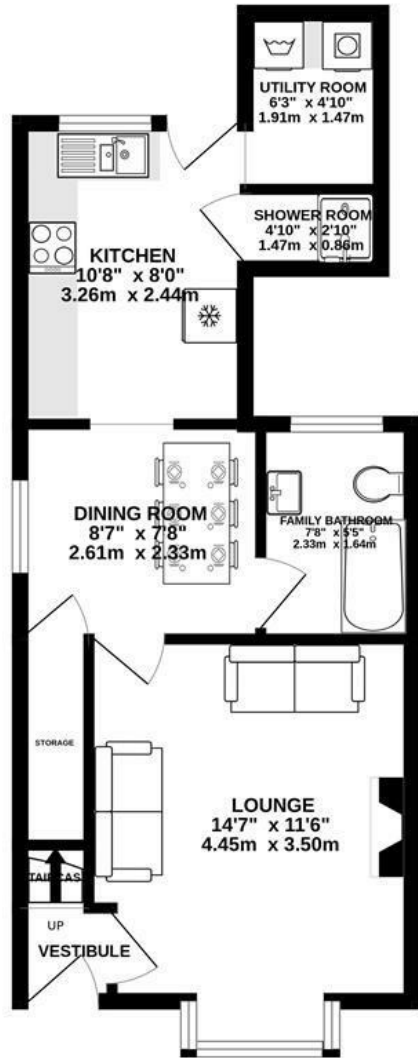




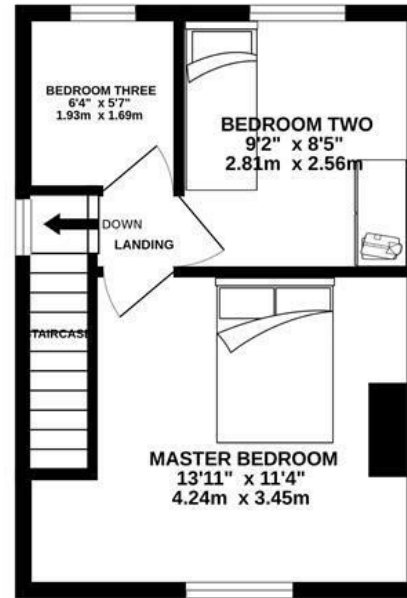


BEN ROSE

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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.
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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	75
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

