



Todd Lane North, Lostock Hall, Preston

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom bungalow located in the desirable area of Lostock Hall. This delightful home offers a perfect blend of comfort and convenience, situated close to excellent travel links, including the M6, M61, and M65 motorways, as well as a range of local amenities such as shops, schools, and parks.

As you enter the property, you are welcomed by a vestibule that leads into a spacious hallway. The dual aspect lounge/diner is the heart of the home, featuring a bay window to the front and patio doors to the rear, allowing for plenty of natural light. The kitchen, conveniently adjacent to the lounge/diner, provides access to the conservatory. This bright and airy space, with French windows opening to the rear garden, is perfect for relaxing and enjoying the sun-bathed garden view. The property boasts a generous master bedroom complete with wardrobes, two additional well-sized bedrooms, a modern shower room, and ample storage.

Moving to the exterior, the property has a front garden and a driveway with space for multiple cars, complemented by an attached garage. The rear garden is a true highlight, offering a serene escape with plenty of room for outdoor activities and gardening.

In summary, this delightful bungalow in Lostock Hall is an ideal home for those seeking a blend of comfort, convenience, and outdoor space. With its excellent location, spacious interiors, and beautiful gardens, it is sure to appeal to a wide range of buyers.





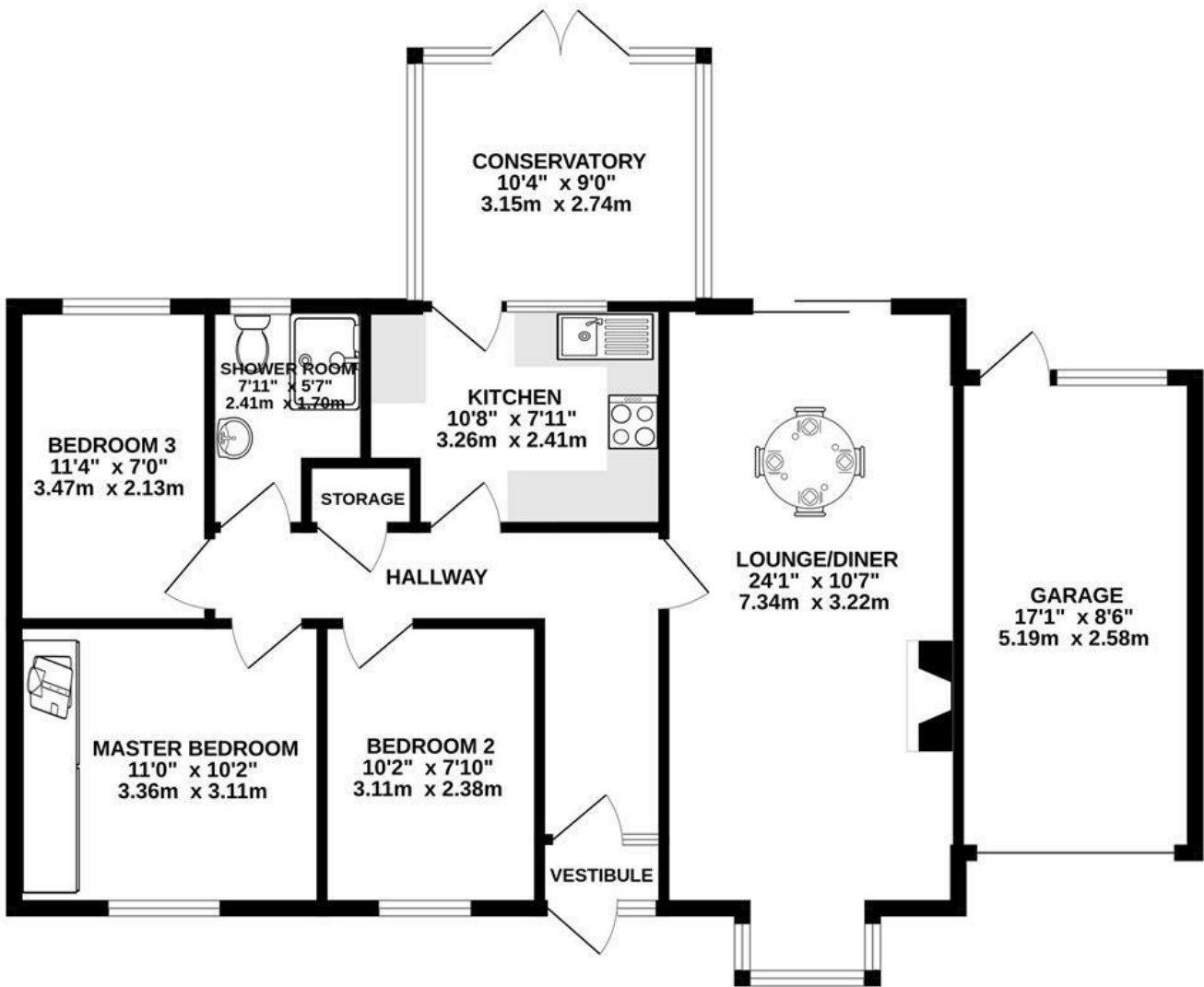








GROUND FLOOR
973 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.3 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 ©2024

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
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		

