



Wateringpool Lane, Lostock Hall, Preston

Offers Over £199,950

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached home, ideally situated in the heart of Lostock Hall, Lancashire. Perfectly suited to first-time buyers, the property presents an excellent opportunity for those wishing to personalise a home to their own taste and style. Set within a popular residential area, the home enjoys close proximity to an excellent range of local amenities, including shops, well-regarded schools, and scenic parks. Commuters will appreciate the convenience of Lostock Hall train station and regular bus services within easy walking distance, while the nearby M6 and M65 motorways provide swift access to Preston, Chorley, and surrounding towns and cities.

Upon entering, you're welcomed into a bright entrance hall which offers access to both the staircase and the main lounge. The lounge itself is generously proportioned, featuring a large front-facing bay window that floods the room with natural light, along with a traditional gas fireplace that serves as a cosy focal point. From here, access leads through to the rest of the ground floor accommodation.

To the rear, the spacious kitchen/diner extends across the full width of the home. It includes a substantial under-stair storage cupboard, a good selection of wall and base units, and plenty of space to accommodate freestanding appliances. French doors at the far end of the room open into a large conservatory, which is currently used as a combined sitting and dining area. This versatile space enjoys pleasant views of, and direct access to, the rear garden—making it an ideal spot for relaxing or entertaining.

Upstairs, the property offers three well-sized bedrooms, including two comfortable doubles. The master bedroom benefits from fitted wardrobes and a striking bay window that adds character and light. The family bathroom is fitted with a classic three-piece suite, including an over-the-bath shower.

Outside, the home boasts a large, south-east facing rear garden that is both private and not overlooked. The garden features a well-maintained lawn and a patio area, enclosed by tall fencing and enhanced by mature trees and shrubs. There is also a shed for storage and ample space for outdoor seating or entertaining. At the front, a private driveway provides off-road parking for two vehicles, and gated side access leads to the rear. The front of the property also enjoys a pleasant, open outlook with no direct facing neighbours.

This well-positioned home is fully double-glazed throughout and offers fantastic potential in a sought-after location.







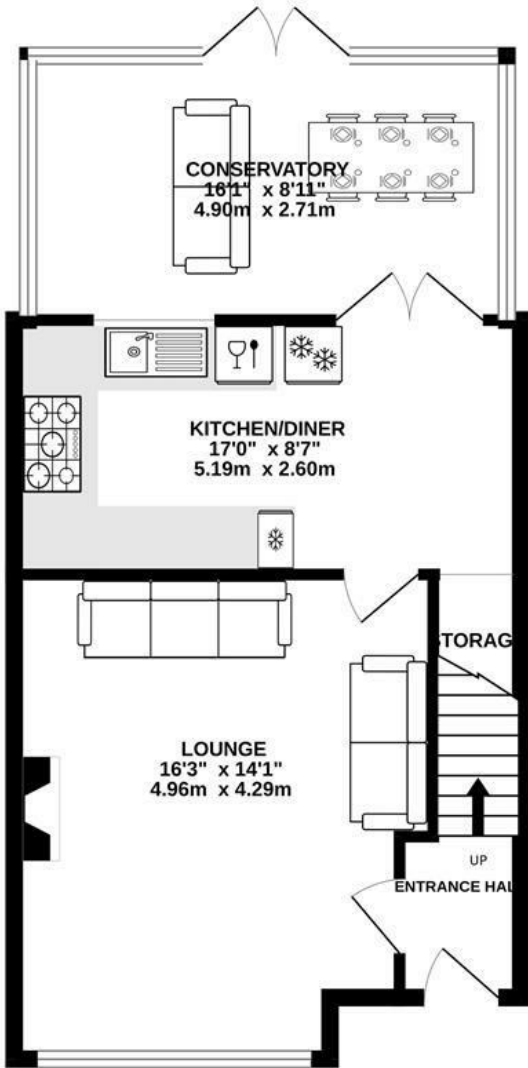




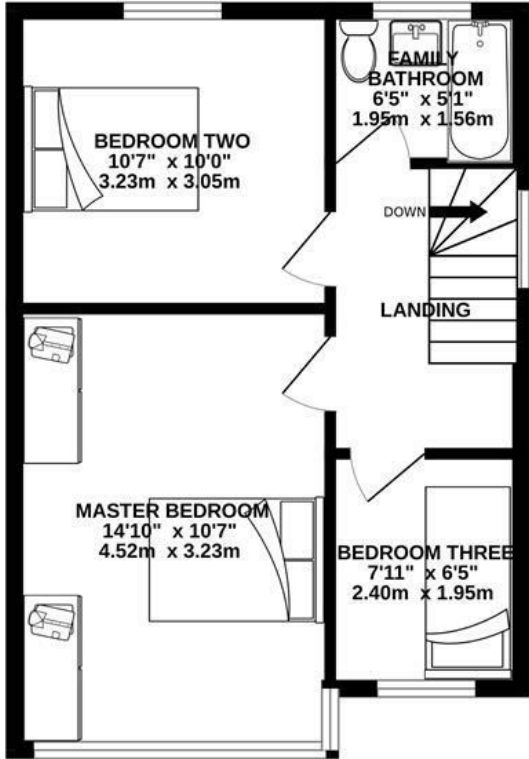


BEN ROSE

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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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		
	61	79
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	

