



## **Brownedge Road, Lostock Hall, Preston**

**Offers Over £230,000**

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious, beautifully presented semi-detached property in the heart of Lostock Hall. Presented with NO ONWARD CHAIN and thoughtfully extended to the rear, this would make an ideal family home, offering an abundance of versatile space throughout. Located close to both Leyland town and Preston city centres, the property benefits from excellent motorway links (M6/M61) and is within close reach of highly regarded local schools, shops, and amenities. With Lostock Hall's vibrant community on your doorstep, this home combines convenience with a family-friendly setting.

As you enter the ground floor, you're welcomed by a bright entrance hall that leads directly into the main lounge. This well-proportioned room is highlighted by a beautiful bay window, a multi-fuel fire with a built-in log store, and is the perfect place for family gatherings. Moving through the lounge, you enter the heart of the home: an expansive, open-plan kitchen, dining, and family room. This versatile space features an abundance of wall and base units, complemented by a fully serviced Aga, integrated appliances including a washing machine and fridge, and ample space for a large dining table and sofa. Dual aspect windows allow natural light to flood the room, while patio doors lead directly into the garden. This area also provides access to a large under-stair pantry, a cloakroom, a convenient downstairs shower room, with the staircase leading to the upper floors.

On the first floor, the split-level landing guides you to three generously sized bedrooms. Two of these are spacious doubles, while the third is also of a good size, making it ideal for a child's bedroom or home office. The family bathroom is also located on this level and is fitted with a bathtub and a hand-held shower.

Recent updates include new carpets throughout the first floor (installed in January 2024), adding a fresh and modern touch to the home.

Outside, the property features a private driveway that extends along the side of the home, providing ample off-road parking space for up to four cars with the home positioned behind a hedge for added privacy. To the rear, the large, landscaped garden offers a perfect retreat, with a combination of patio and lawn areas, all enclosed by secure fencing. A charming wooden canopy adds an extra outdoor seating space, ideal for entertaining or unwinding.

With recent updates such as a damp-proof course installed in November 2023, a new boiler in 2024, and fitted blinds throughout, this home is well-equipped and ready for a new family to make it their own.





































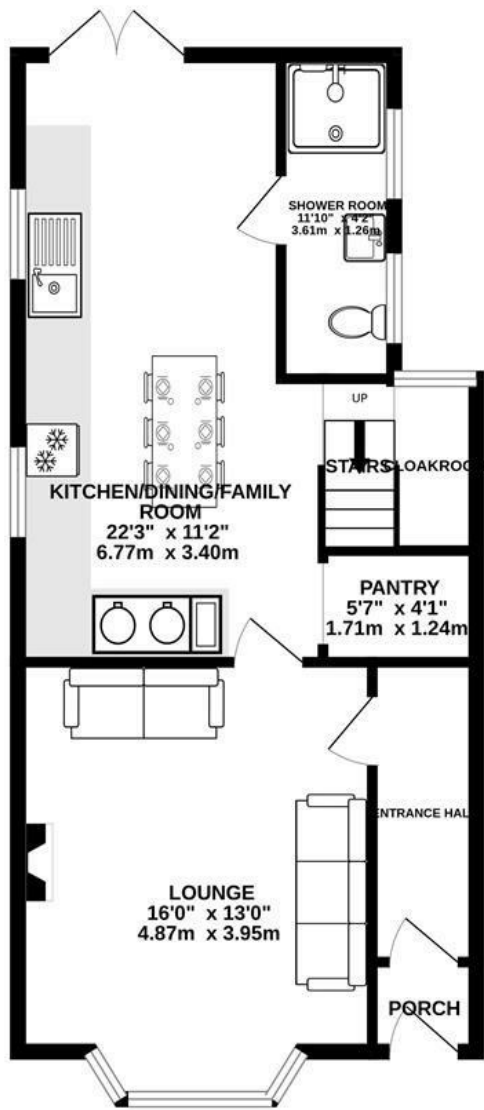




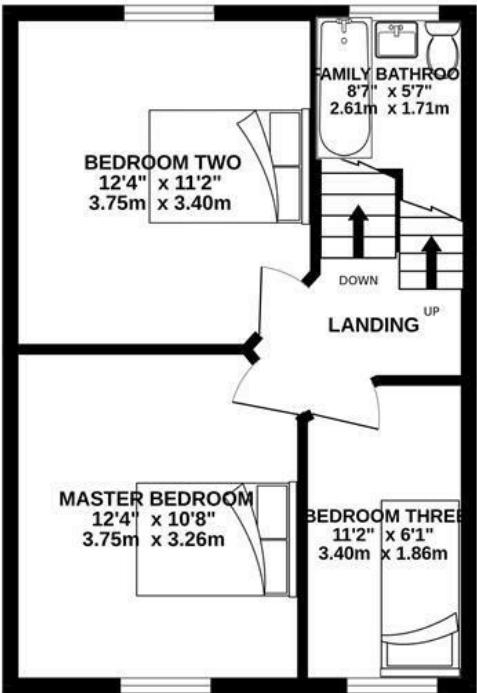


# BEN ROSE

GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

