



Glendale Crescent, Lostock Hall, Preston

Guide Price £130,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached family home, situated on a spacious corner plot in the sought-after area of Lostock Hall, Lancashire. This property is in need of renovation but offers an excellent opportunity for those looking to add value and modernise to their own taste, making it an ideal choice for investors, developers, or buyers seeking a refurbishment project.

Lostock Hall offers a wealth of local amenities including supermarkets, shops, cafés and well-regarded schools. Excellent travel links are also close by, with Lostock Hall train station within easy reach, regular bus routes nearby, and convenient access to the M6, M61 and M65 motorways, providing straightforward commuting to Preston, Chorley and beyond.

Stepping into the property, you will find yourself in the entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. From here, you move through to the open plan kitchen/diner. This room offers plenty of space for a fitted kitchen and family dining area, with access to the understairs storage and a single door leading out to the side of the property.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from integrated storage. A three-piece family bathroom completes this level. The property also benefits from having a fully boarded out attic with cupboards fitted into the eaves for extra storage.

Externally, the home makes full use of its corner plot, with lawned gardens to the front, side, and rear. The rear garden also features a flagged patio area and a convenient storage shed. There is also a driveway to the rear providing off-road parking, along with a single detached garage accessed via an up-and-over door.

The property has recently undergone upgrades to the exterior doors and windows throughout, with the exception of the ground floor rear windows. Early viewing is highly recommended to avoid potential disappointment.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







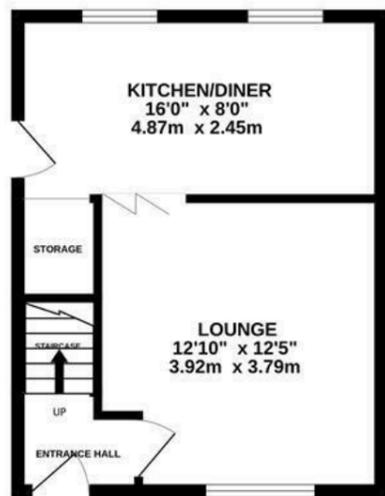
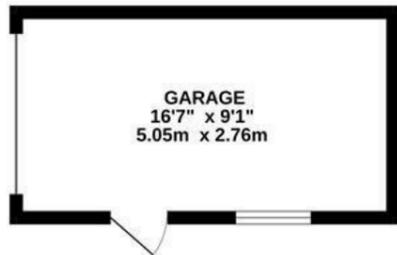




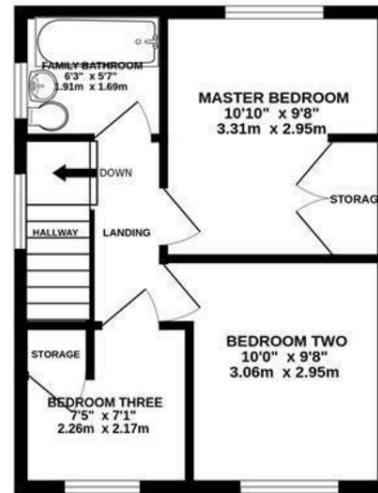


BEN ROSE

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.

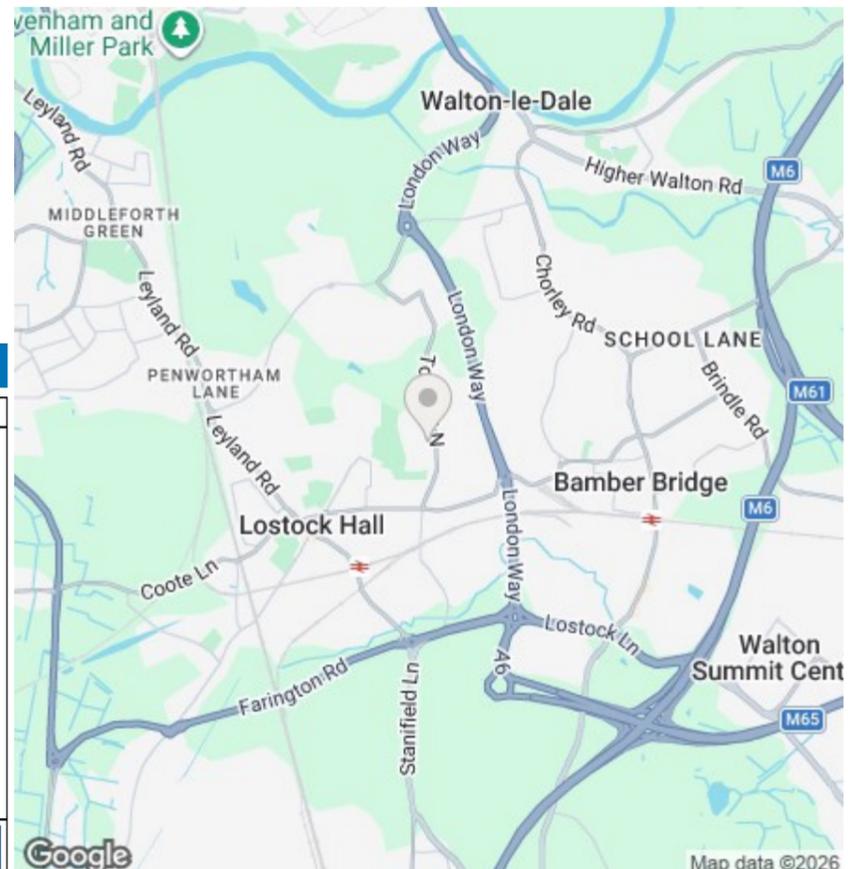


TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.

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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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		
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	