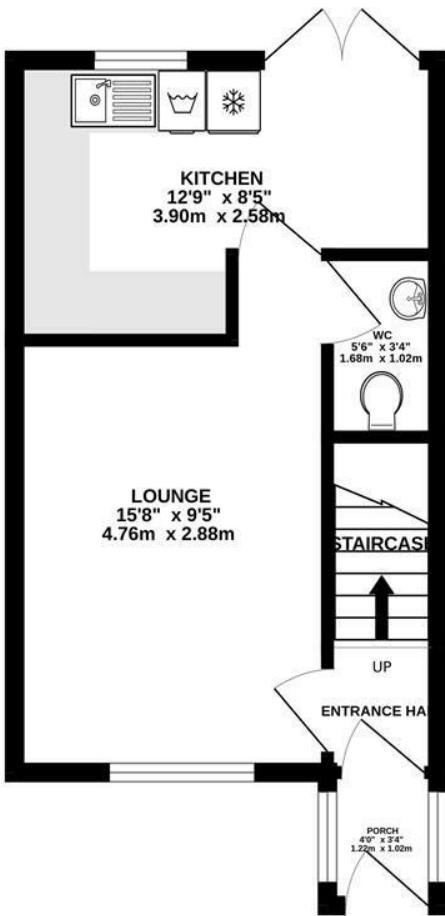
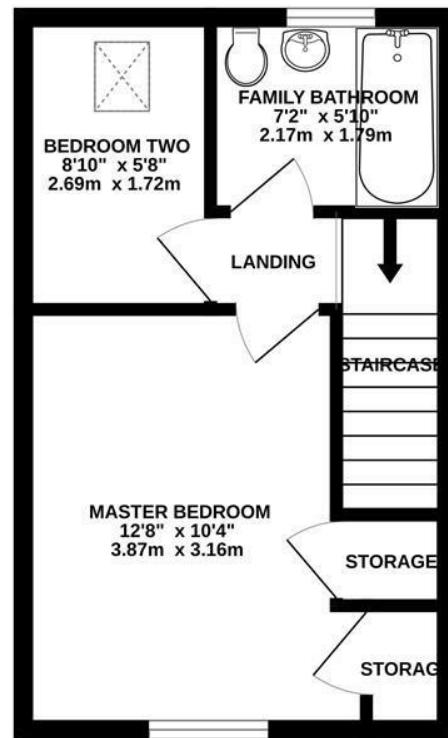


GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The 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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BEN ROSE



BEN ROSE

The Pickings, Lostock Hall, Preston

Offers Over £90,000

OVER 55'S ONLY Ben Rose Estate Agents are pleased to present to market this two bedroom terrace home situated on an exclusive residence in Lostock Hall. The property is only available to those over fifty five years of age and is within easy access of superb local supermarkets, pubs and restaurants. There is also fantastic travel links via nearby bus services and the M6, M61 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch leading through into the main lounge. The spacious front lounge features a fireplace as a centre piece as well as access to the downstairs WC located under the stairs. The lounge then leads into the kitchen area that has space for freestanding appliances to be fitted as well as patio door access to the communal lawn.

Moving upstairs, you'll find two good sized bedrooms with the master having ample storage space and bedroom two benefitting from a Velux window. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the development is private parking for all residents. To the rear is also a communal lawn shared between the properties.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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		91
(81-91) B		
(69-80) C	65	
(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 (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	

