



## Townsway, Lostock Hall, Preston

**Offers Over £229,950**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated, three-bedroom semi-detached home, offering stylish and versatile accommodation ideal for families and couples alike. Finished to a high standard throughout, the property is located in the highly sought-after area of Lostock Hall, Lancashire, known for its excellent amenities and transport connections. The home is within easy reach of Lostock Hall town centre, providing a range of local shops, bars, restaurants, pubs and reputable schools. Commuters will appreciate the nearby rail service with direct links to Preston and Blackburn, alongside excellent bus routes and convenient access to the M6, M65 and M61 motorways. Preston, Blackburn and Chorley are all easily accessible, making this an ideal base for both work and leisure.

Upon entering the property, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home. The ground floor benefits from a convenient WC and a useful utility room. The spacious lounge features a charming bay window, a contemporary media wall with feature electric fire, and recessed shelving, creating a warm and relaxing living space. A study is positioned just off the lounge, ideal for home working or quiet reading. To the side, the impressive full-width kitchen and dining room boasts a modern fitted kitchen complete with integrated fridge/freezer, dishwasher, wine cooler, gas hob and oven. This fantastic space flows seamlessly into the orangery, which overlooks the rear garden and provides an abundance of natural light.

The first floor offers a well-proportioned master double bedroom, a second generous double bedroom and a third single bedroom that could also serve as a home office. Completing this level is a modern four-piece family bathroom featuring a walk-in shower and stylish fittings.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, along with a detached garage and a neat front aspect. To the rear, there is a large, private garden with a paved patio area and low-maintenance artificial lawn, perfect for entertaining and family enjoyment. This is a superb home that combines modern living with a fantastic location, and early viewing is highly recommended.





































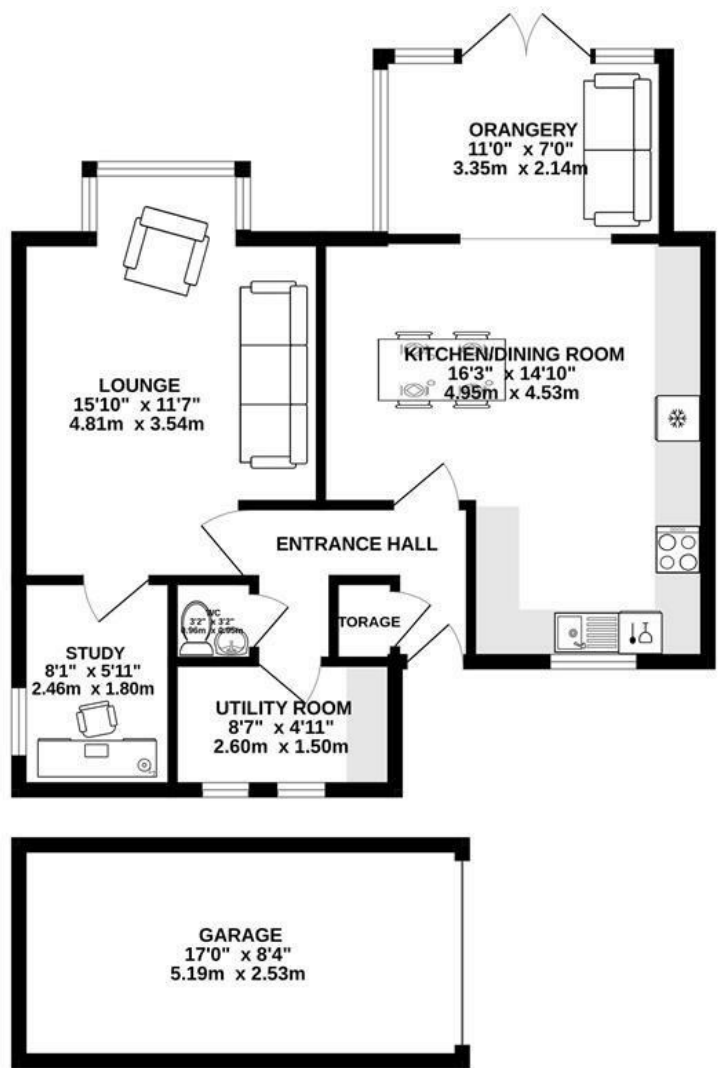




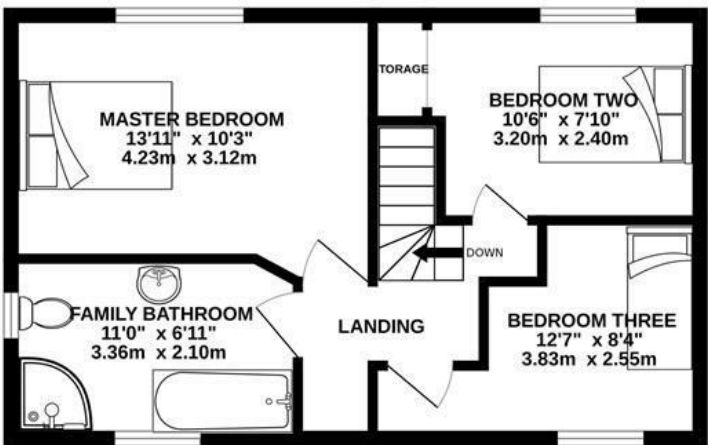


# BEN ROSE

GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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