



Townsway, Lostock Hall, Preston

Offers Over £374,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached bungalow, situated in the highly sought-after area of Lostock Hall, Preston. This spacious and well-maintained home has been thoughtfully updated by the current owners, including a recently renovated modern kitchen, and offers versatile accommodation that is perfectly suited to families looking for single-storey living without compromising on space. Occupying a generous plot with stunning mature gardens, the property enjoys a peaceful residential setting whilst remaining conveniently close to a wealth of local amenities. Lostock Hall offers an excellent selection of shops, supermarkets, schools and leisure facilities, whilst excellent transport links are provided via Lostock Hall railway station, regular bus routes and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley and surrounding areas incredibly convenient.

Stepping into the home, you are welcomed by a central hallway that provides access to all principal rooms. The spacious lounge is flooded with natural light thanks to its large double windows and features a wall-mounted gas fire, creating a warm and inviting atmosphere. The lounge opens seamlessly into the dining room, offering an ideal space for both everyday living and entertaining. From here, you can access the recently renovated kitchen, which is also reached from the main hallway and boasts a modern finish, ample storage and worktop space, along with several integrated appliances. Continuing through the property are three well-proportioned bedrooms, two of which are generous doubles, with the master bedroom further benefiting from multiple built-in wardrobes. The third bedroom is currently utilised as a study but would equally make an excellent snug or single bedroom and leads through to the delightful conservatory, thanks to the underfloor electric heating and radiator, this space provides a tranquil year-round retreat with wonderful views over the rear garden. Completing the accommodation is the modern four-piece family bathroom, featuring stylish tiling to the walls and floor, a separate WC and additional storage facilities. Spotlights throughout many of the rooms further enhance the contemporary feel of this impressive home.

As this is a true bungalow, all of the accommodation is conveniently arranged across one floor, making it ideal for a variety of buyers seeking practical and accessible living space. The thoughtful layout and generous proportions throughout ensure every room feels bright, spacious and perfectly suited to modern family life.

Externally, this home truly comes into its own. To the front is an expansive driveway providing off-road parking for multiple vehicles, leading to a substantial double garage complete with electricity, ideal for additional storage, a workshop or secure parking. The frontage is beautifully presented with a well-maintained lawn, attractive flower beds and mature trees creating excellent kerb appeal. To the rear, the generous garden offers a wonderful private haven, featuring an additional lawn, established flower beds and mature trees and bushes that provide an excellent degree of privacy. A picturesque lily pond with a charming wooden bridge creates a truly idyllic setting, whilst paved seating areas provide the perfect space for outdoor dining and entertaining. Combining spacious accommodation, beautiful gardens and an excellent location, this wonderful detached bungalow presents a rare opportunity for families seeking a home ready to move straight into.



















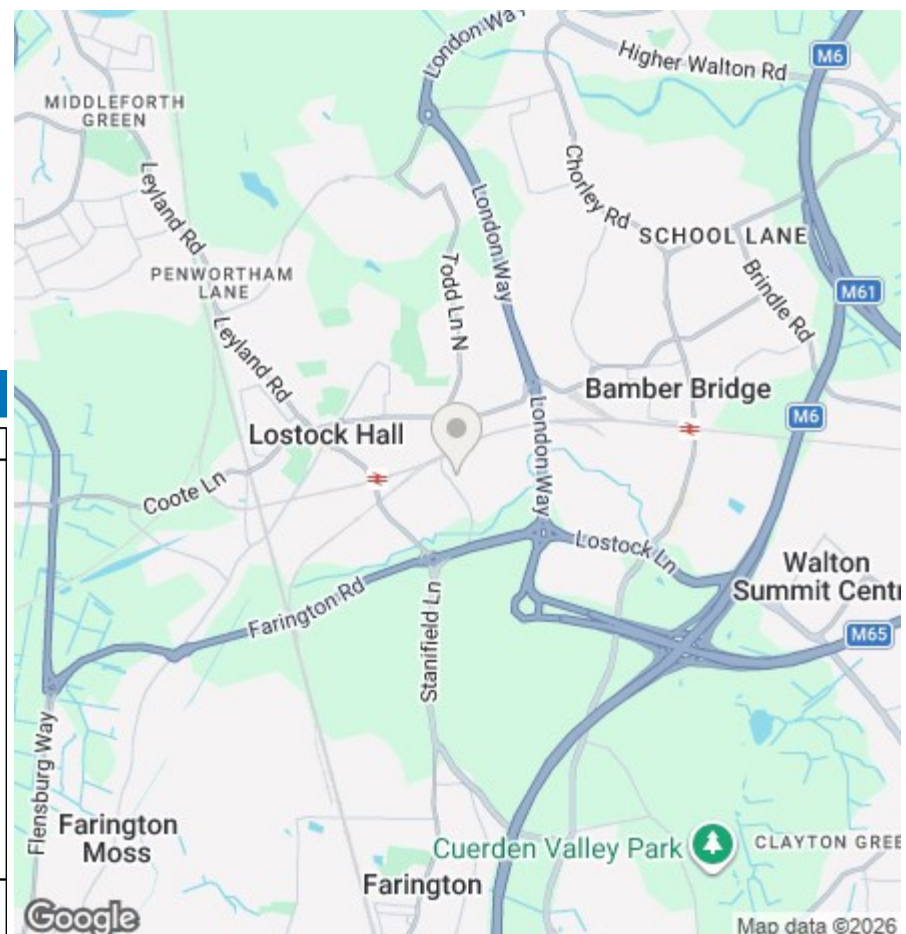
GROUND FLOOR
1351 sq.ft. (125.5 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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			85
(81-91) B			
(69-80) C			
(55-68) D		72	
(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	