



Marina Grove, Lostock Hall, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached home, located in the highly sought-after area of Lostock Hall. Ideal for first-time buyers, this charming property offers comfortable living within a welcoming neighbourhood and benefits from excellent access to local amenities. Situated within walking distance of reputable schools, supermarkets, and cafés, the home also enjoys superb transport links. Lostock Hall train station is just a short stroll away, with regular bus routes providing easy access to Preston and surrounding areas. In addition, the nearby M6, M61, and M65 motorways offer convenient links for commuters.

The home has undergone a range of recent upgrades, including a newly fitted kitchen and bathroom, refreshed neutral décor, and new carpets throughout. It has also been fully rewired and benefits from an upgraded mains-wired smoke alarm system, creating a home that is ready to move straight into.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge/diner, which features a large front-facing window and double doors leading through to the conservatory at the rear. The conservatory provides versatile additional living space and benefits from a single door opening onto the garden.

Returning through the hallway, you will find the modern kitchen, which offers ample storage, an integrated fridge/freezer, additional space for freestanding appliances, and convenient access to understairs storage. A single door from the kitchen leads out to the side of the property.

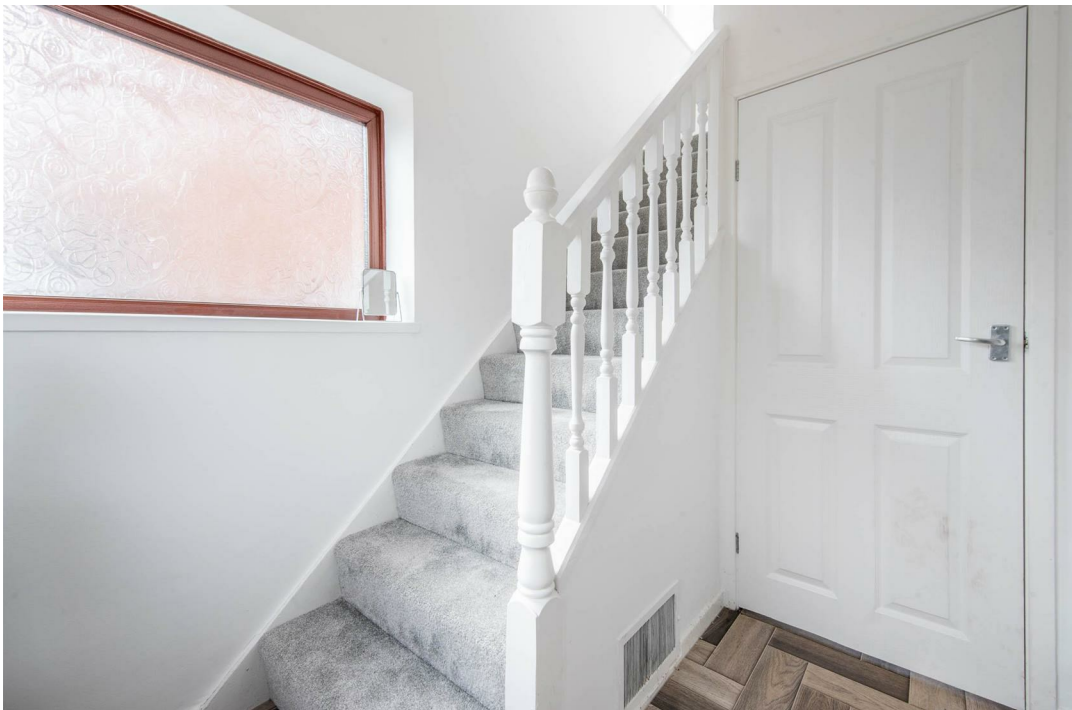
Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the property boasts a sizeable driveway to the front and side, providing off-road parking for multiple vehicles. To the rear is a generously sized garden, offering excellent potential to landscape and create a fantastic outdoor space for relaxing or entertaining. A practical storage shed is also included.

Early viewing is highly recommended to avoid potential disappointment.







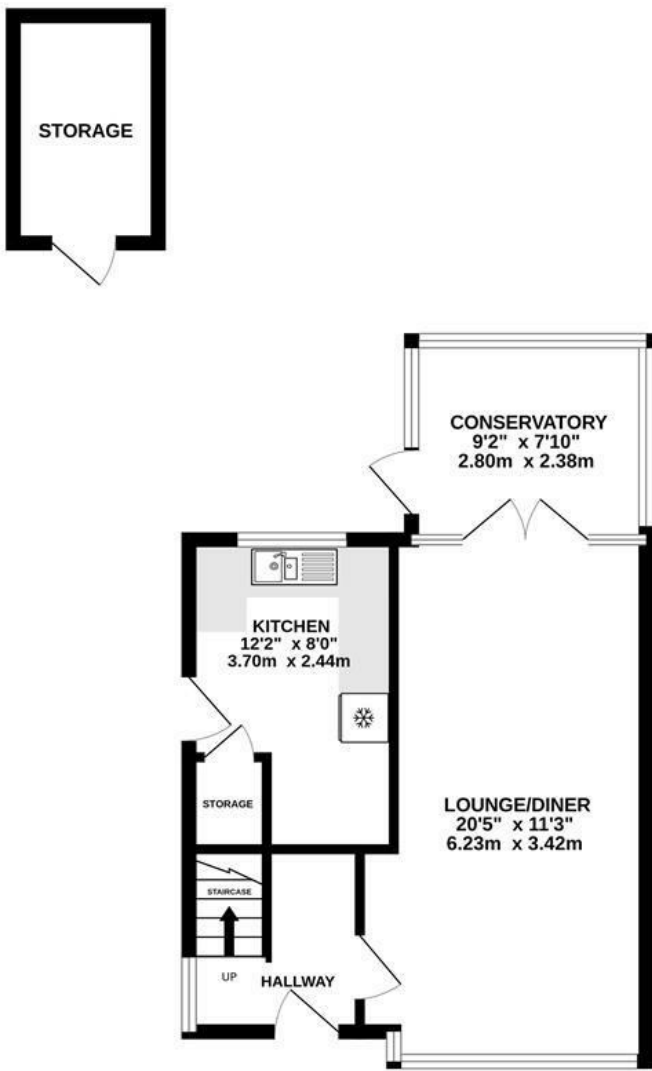




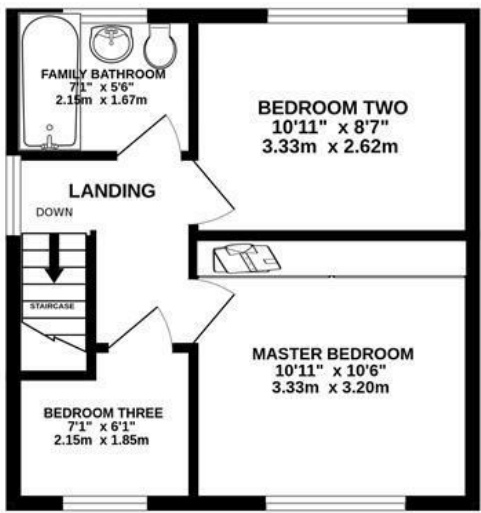


BEN ROSE

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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



