



**Doodstone Drive, Lostock Hall, Preston**

**Offers Over £219,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached family home, situated in the sought-after area of Lostock Hall. This impressive property has been thoughtfully maintained and enhanced by the current owners, benefiting from a versatile loft conversion that provides valuable additional living space. Ideal for growing families and first-time buyers alike, the home offers a superb balance of modern living and practicality throughout. Lostock Hall is a popular residential location, offering excellent access to a range of local amenities including well-regarded schools, shops, supermarkets, cafés and leisure facilities. Commuters will appreciate the convenient transport links, with Lostock Hall railway station nearby providing direct connections to Preston and surrounding areas, whilst excellent bus routes and easy access to the M6, M61 and M65 motorways make travelling throughout the region straightforward. Preston city centre is also only a short drive away, offering an extensive selection of shopping, dining and entertainment options.

Stepping into the property, you are welcomed by a bright and airy reception hall with the staircase positioned ahead and access to the principal ground floor accommodation. To the right, the spacious lounge enjoys a large bow-shaped bay window that floods the room with natural light whilst overlooking the front aspect, creating a warm and inviting space for family relaxation. To the left, the generously sized kitchen diner forms the heart of the home, offering ample room for family dining and entertaining. The modern fitted kitchen features a range of integrated appliances, complemented by a practical breakfast bar and useful under stairs storage. A large skylight enhances the sense of space and light, whilst glazed double doors open onto the side garden, seamlessly connecting indoor and outdoor living. Leading from the kitchen is a versatile study, ideal for those working from home, which in turn provides access to the convenient downstairs WC.

To the first floor, the property offers two well-proportioned bedrooms, both providing comfortable and flexible accommodation suitable for families, guests or home working requirements. The family bathroom is fitted with a three-piece suite and benefits from an overhead shower. From the landing, access is provided to the superb loft conversion on the second floor, a fantastic additional space that could serve a variety of purposes including a hobby room, home office or occasional bedroom. The loft conversion is enhanced by a large skylight that allows plenty of natural light to enter, whilst integrated eaves storage running along both sides provides excellent practicality.

Externally, the property continues to impress with a driveway to the front providing off-road parking for multiple vehicles. A gated entrance leads through to the side of the property where the main outdoor entertaining space can be found. Designed with low maintenance in mind, this attractive garden area features artificial lawn, a paved seating area and a gravelled section, offering the perfect setting for relaxing or socialising with family and friends. Tucked neatly around the rear corner of the property is a useful wooden garden shed providing additional storage. Combining stylish presentation, versatile living accommodation and a highly convenient location, this is a wonderful family home that must be viewed to be fully appreciated.

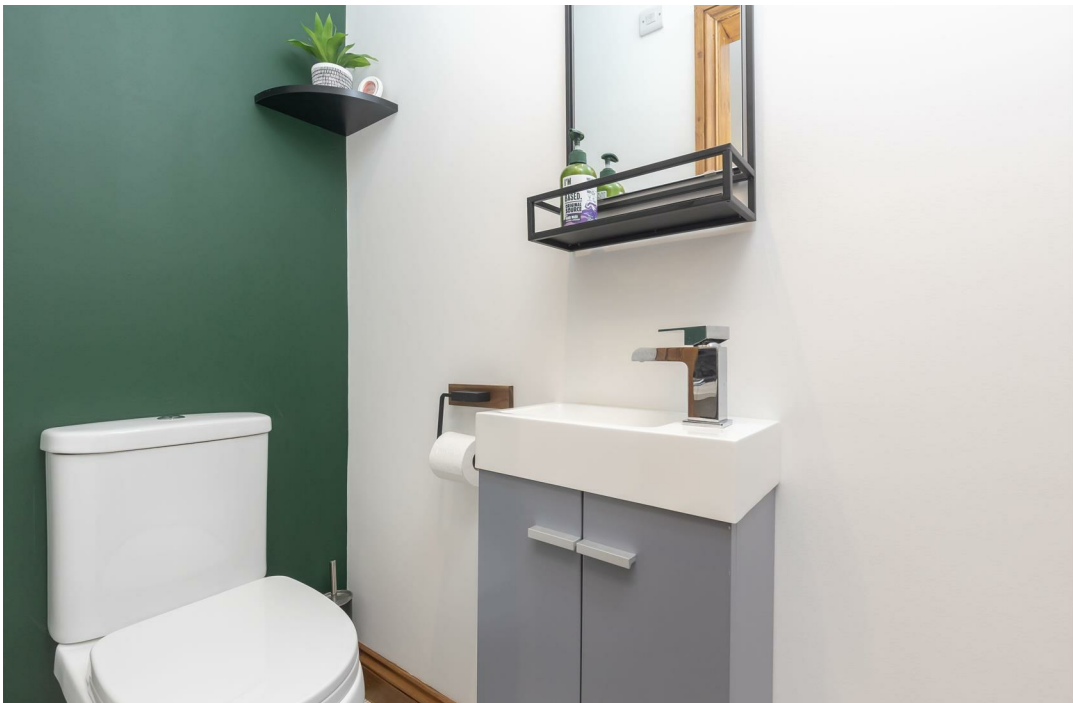














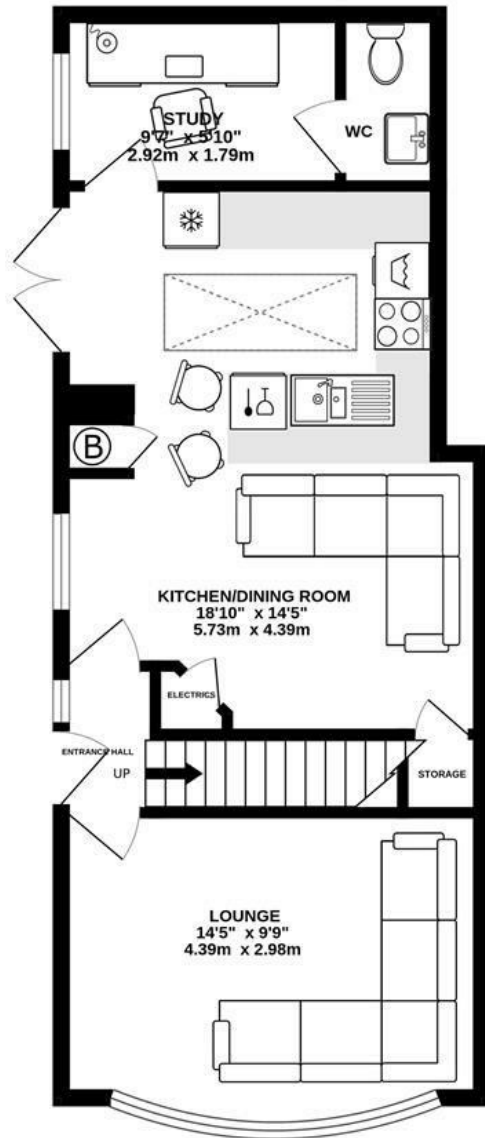




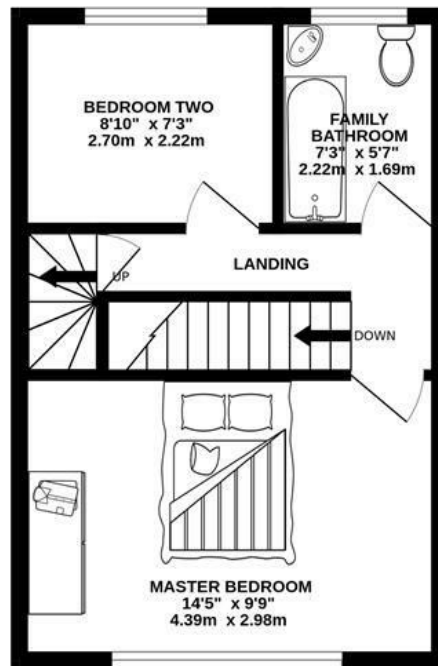


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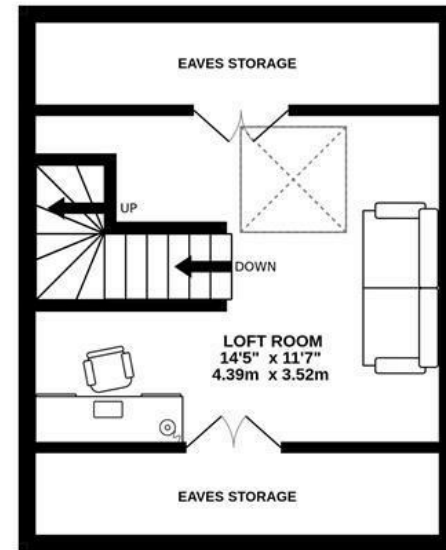
GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



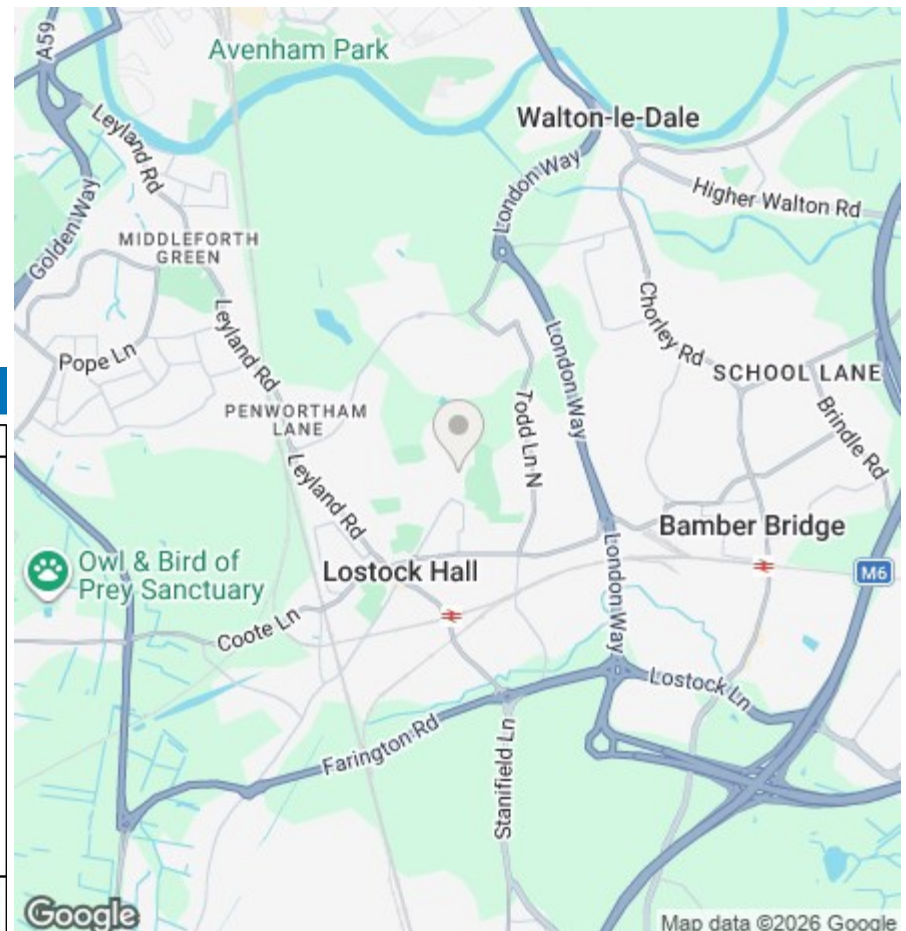
2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	