



Fir Trees Avenue, Lostock Hall, Preston

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached bungalow, situated in the sought-after area of Lostock Hall. Offering spacious and versatile accommodation throughout, this extended home is ideal for couples and families alike, combining modern interiors with well-proportioned living spaces. The property enjoys a convenient location close to Lostock Hall village, where a fantastic range of local shops, supermarkets, pubs, bars, restaurants and well-regarded schools can be found. Excellent bus links provide easy access to Preston and Bamber Bridge, while the nearby M6, M61 and M65 motorways offer superb connectivity for commuters.

Entering via the side entrance hall, you are welcomed into a spacious front lounge, perfect for relaxing. The modern fitted kitchen opens seamlessly into the impressive full-width sitting and dining room extension, creating a bright and sociable living space with direct access to the rear garden. The bungalow also benefits from a generous master double bedroom, a second double bedroom positioned to the front, and a contemporary three-piece shower room finished to a high standard.

Externally, the property boasts a paved front garden with attractive planted borders, alongside a driveway providing off-road parking for three to four vehicles, leading to a detached garage. To the rear is a private, low-maintenance paved garden enclosed by high fencing, complete with a garden shed and access to the detached garage. Offering spacious accommodation, modern finishes and a highly desirable location, this is a wonderful home ready for its next owners.













GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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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		
(81-91) B		
(69-80) C		
(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	

