



Croston Road, Lostock Hall, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace home, brimming with Victorian character and modern touches, located in the heart of Lostock Hall, Lancashire. This spacious property has been beautifully maintained throughout and is ready to move straight into, making it an ideal opportunity for first-time buyers or couples. The home benefits from excellent local amenities, including a range of shops, cafés, and schools all within walking distance. Lostock Hall Train Station is close by, offering great commuter links into Preston, Blackburn, and Manchester, while the M6 and M65 motorways are only a short drive away, providing superb connectivity across the North West. The property also enjoys proximity to parks, playing fields, and leisure facilities, creating a well-rounded lifestyle setting.

On entering the home, you step into a small porch before being welcomed into a bright and generously sized lounge, complete with a feature fireplace and tall ceilings that emphasise the home's period charm. A second reception room follows, offering a versatile space that could serve as an additional lounge, a dining area, or a lounge-diner, with the benefit of under-stair storage currently used as a utility space. Towards the rear sits the modern kitchen, finished with sleek black cabinetry, beautiful flooring, and plentiful worktop space. Integrated appliances include an oven, hob, extractor, and dishwasher. From here, the kitchen overlooks the garden and provides access to a handy small loft area – perfect for additional storage.

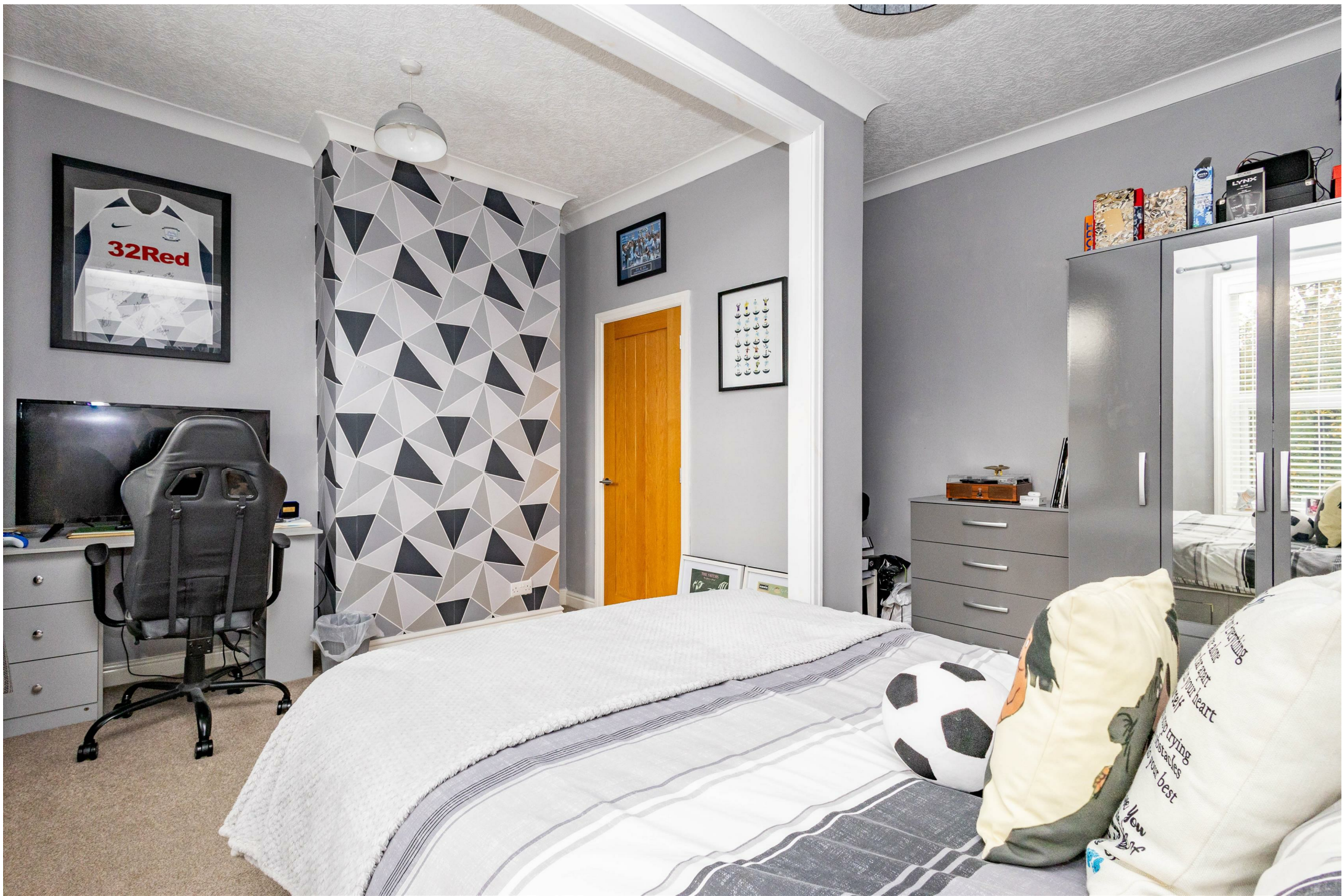
Moving upstairs, the landing is flooded with natural light through a large window, and has access to the second loft above. The first floor offers two spacious double bedrooms, with the master room providing the option to easily reconfigure back into two separate bedrooms, should a third bedroom be desired. Bedroom two benefits from an en-suite, while the family bathroom is particularly generous in size, featuring elegant tiling, a fitted bath with overhead shower, WC, and wash basin. This floor continues the home's bright and airy feel, enhanced by its tall ceilings and well-maintained finish.

Externally, the property presents a gated, low-maintenance front garden with decorative stones, flagging, and a small planting area. On-street parking is available to the front and side of the home. To the rear, you'll find a private garden, designed for easy upkeep with flagged areas and decorative stonework, all not overlooked to ensure a good degree of privacy. To the side of the property, open protected playing fields offer a pleasant green outlook. Overall, this well-presented Victorian end terrace combines character features with modern conveniences, offering a spacious and versatile home in a sought-after location – a superb choice for those looking to take their first step on the property ladder.

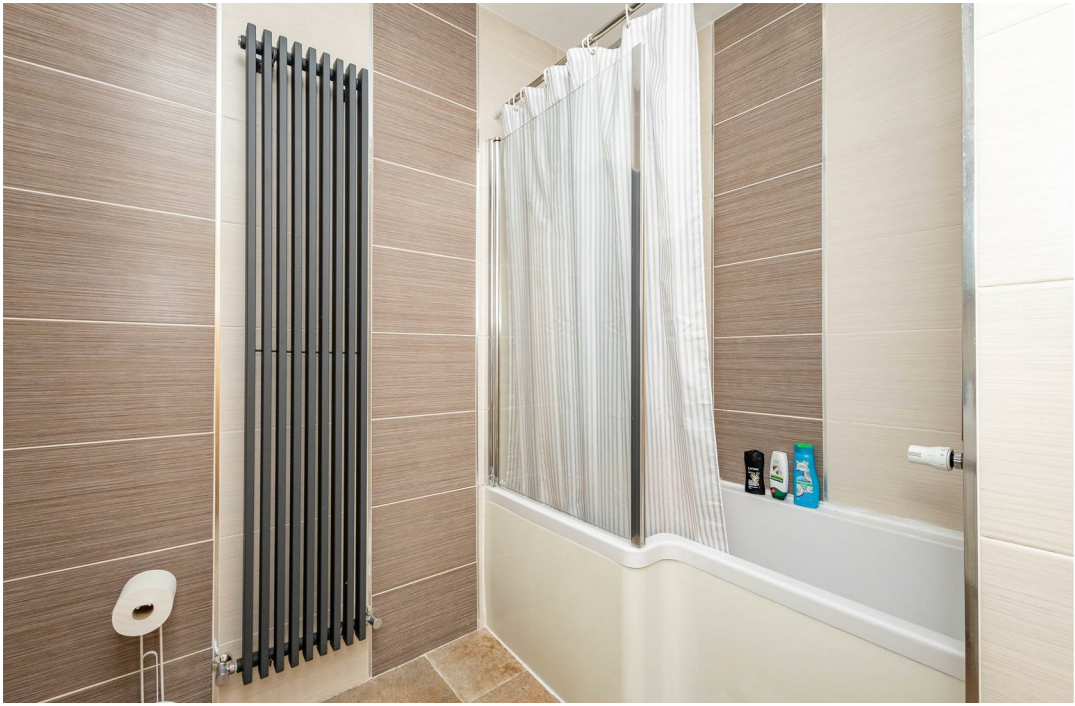






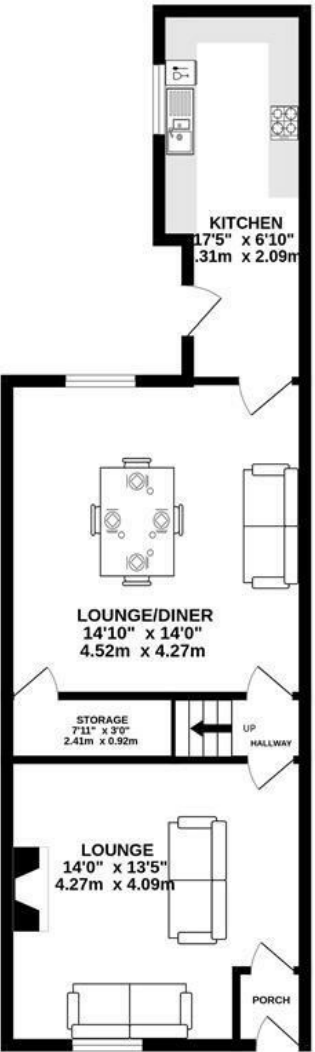




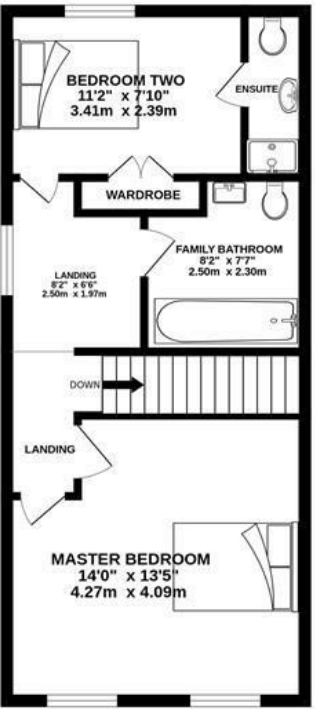


BEN ROSE

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.




TOTAL FLOOR AREA : 997 sq.ft. (92.6 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		
	51	72
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 	

