



**Todd Lane North, Lostock Hall, Preston**

**Offers Over £239,950**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom semi-detached home, situated in the popular and well-connected area of Lostock Hall, Preston. Finished to an excellent standard throughout, this property has been thoughtfully updated with a brand new kitchen and bathroom, fresh plastering throughout, new carpets and an updated external render, creating a stylish and move-in ready home that is perfectly suited to modern family living. Lostock Hall is a highly desirable residential area offering a wide range of local amenities including supermarkets, independent shops, cafés and well-regarded schools, all within easy reach. The property also benefits from excellent transport links, with Lostock Hall train station nearby providing convenient rail connections, regular local bus services, and quick access to the M6, M61 and M65 motorways. Preston city centre is just a short drive away, offering a wider selection of shopping, dining and leisure facilities.

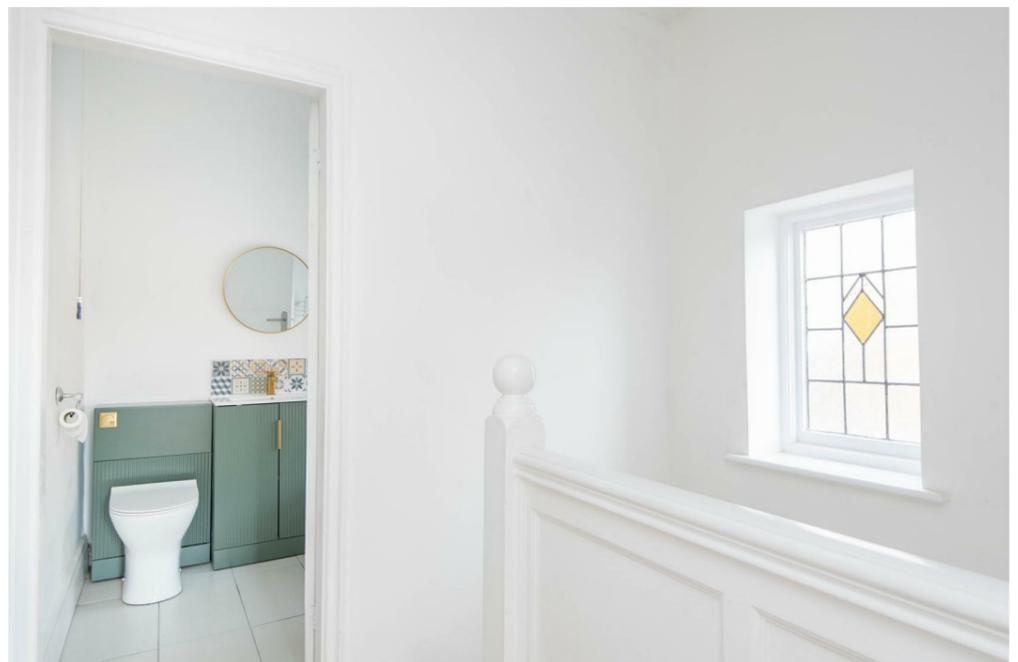
As you enter the home, you are welcomed into the entrance hall which leads naturally through to the spacious lounge. This inviting living space features a charming fireplace as its focal point along with a bay window that allows plenty of natural light to fill the room, creating a warm and comfortable setting for relaxing with family. Moving towards the rear of the property, you'll find the impressive open plan kitchen and dining area which truly forms the heart of the home. The kitchen has been finished with a contemporary design, boasting multiple integrated appliances and stylish brass fixtures that add a touch of elegance. The dining area provides ample space for family meals and entertaining guests while the adjoining conservatory offers a pleasant additional reception space with views over the rear garden.

Heading upstairs, the landing provides access to all three bedrooms. The main bedroom is particularly attractive, benefitting from a bay window that enhances both the character of the room and the natural light within. The remaining bedrooms are well-sized and perfectly suited for children's rooms, guest accommodation or even a home office if required. Completing the first floor is the modern family bathroom, which has been finished in a matching style to the kitchen, creating a cohesive and stylish feel throughout the home.

Externally, the property continues to impress. To the front, there is a double driveway providing off-road parking for two vehicles, alongside a neatly presented lawn and a bordering wall that adds a sense of privacy and kerb appeal. To the rear, the garden offers a well-maintained outdoor space featuring paved walkways, a generous lawn area and secure fencing, making it ideal for children to play or for enjoying outdoor dining during the warmer months. Overall, this superbly presented home offers stylish, modern living in a convenient and family-friendly location, making it an excellent opportunity for buyers seeking a property that is truly ready to move straight into.







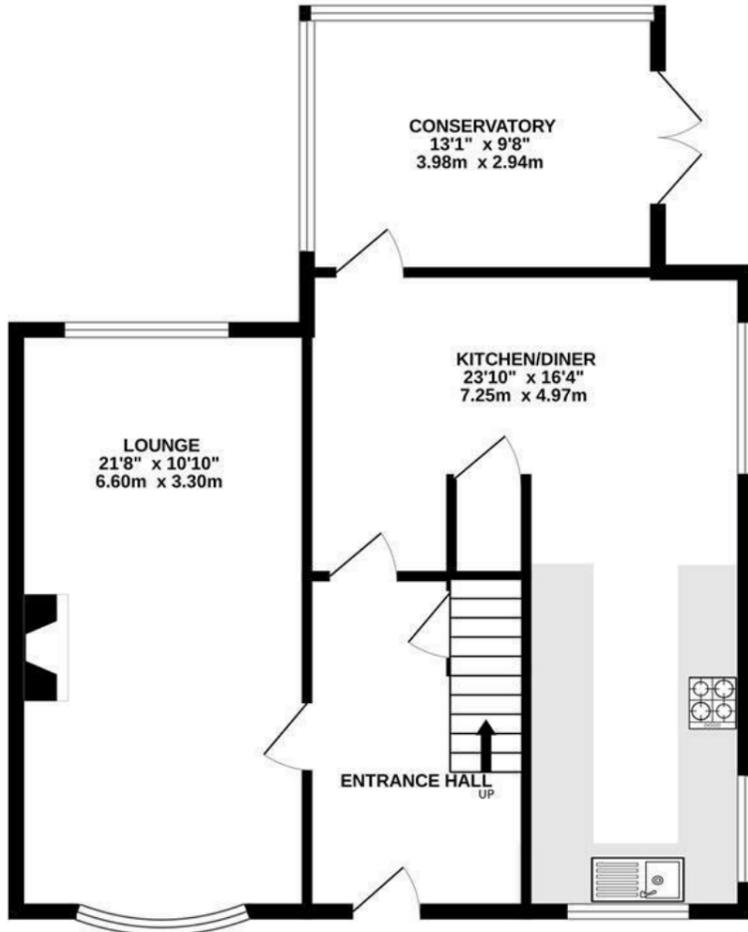




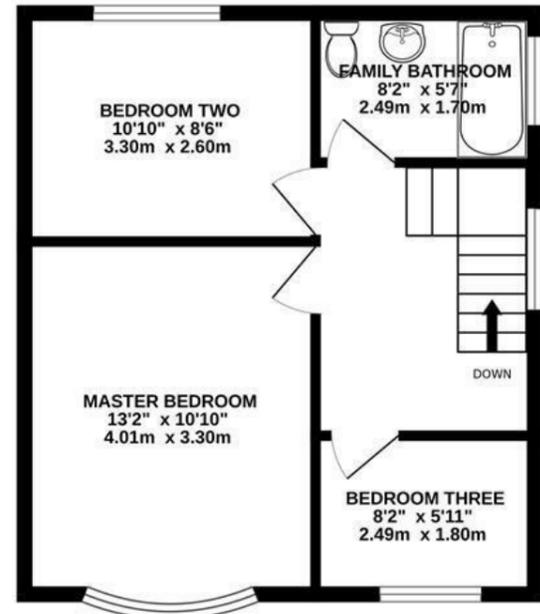


# BEN ROSE

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

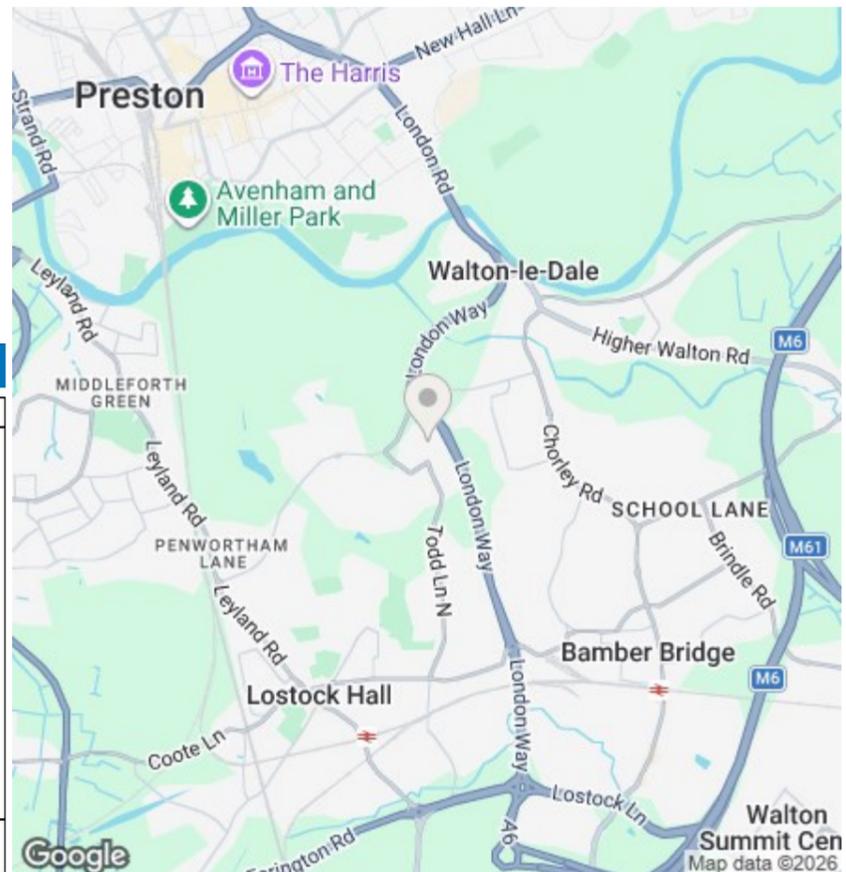


TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

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>58</b>	<b>75</b>
<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	