



## Scholars Close, Lostock Hall

Offers Over £325,000

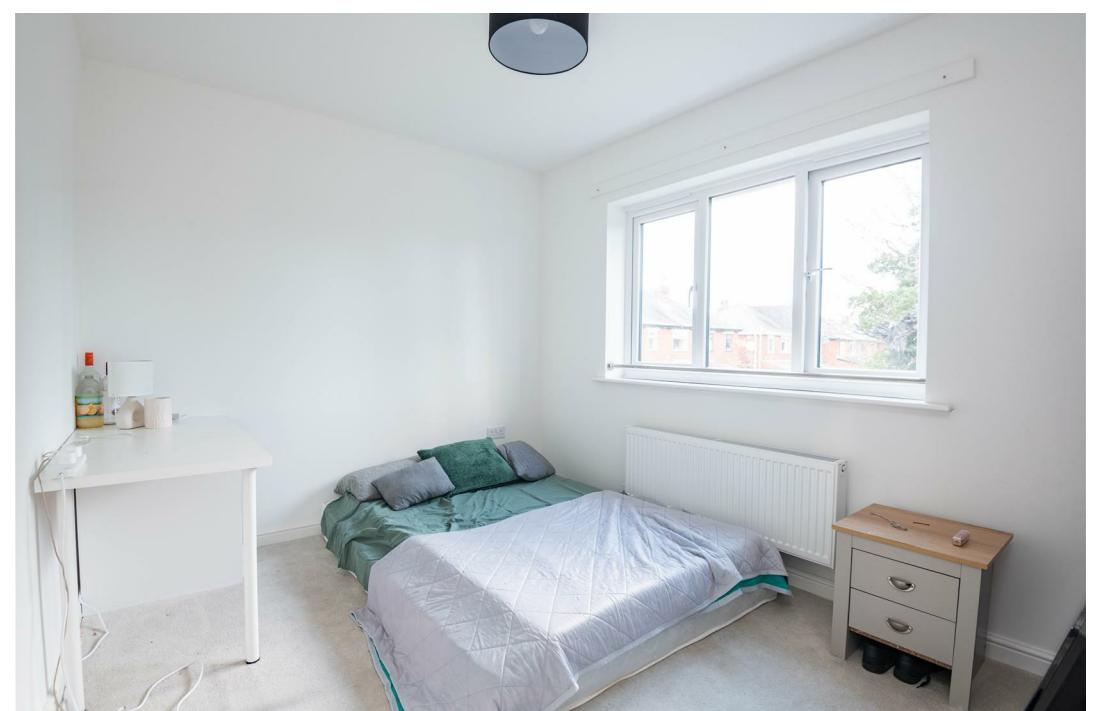
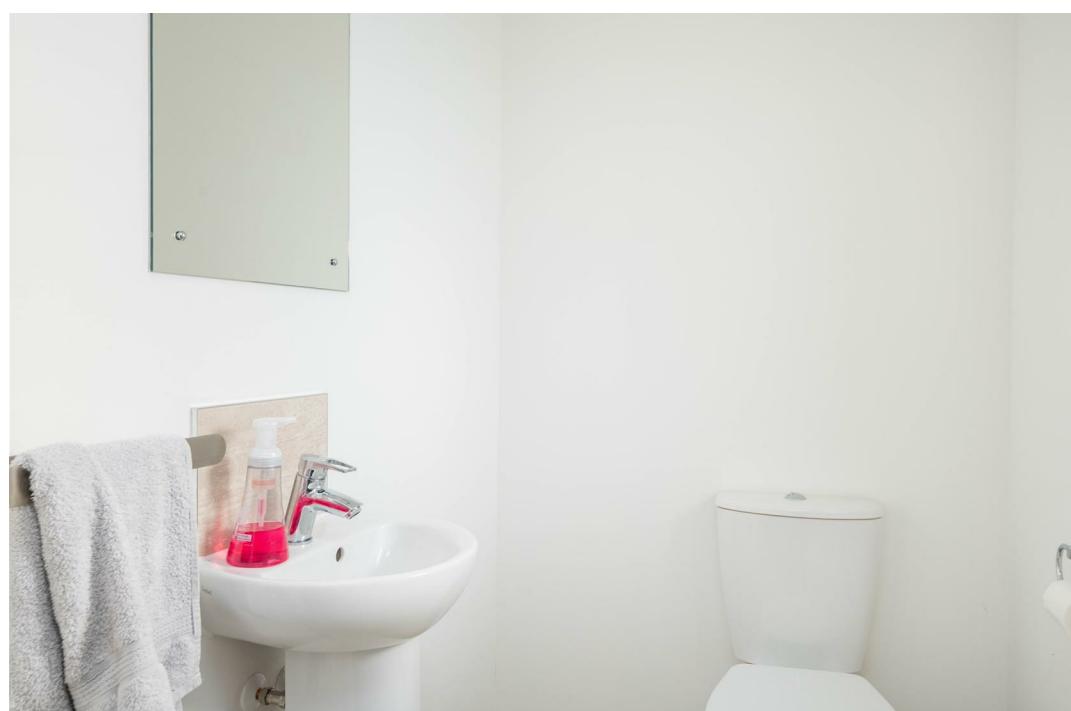
Ben Rose Estate Agents are pleased to present to market this well-proportioned four bedroom semi-detached home, ideally suited to families and couples alike. Situated in the popular residential area of Lostock Hall, Preston, the property benefits from a friendly neighbourhood feel while remaining conveniently close to a wide range of local amenities. Within easy reach are supermarkets, schools, leisure facilities and parks, making day-to-day living straightforward and enjoyable. Excellent transport links are also close by, including Lostock Hall train station with direct routes into Preston and beyond, regular bus services, and convenient access to the M6, M61 and M65 motorways, ideal for commuters travelling to Preston, Chorley and surrounding towns.

Upon entering the property, you are welcomed into an entrance hallway that provides access to the main living areas and sets the tone for the rest of the home. From here, you'll find a comfortable lounge, perfect for relaxing evenings, along with a convenient ground floor WC. A practical utility room adds valuable storage and functionality, while the stairs lead up to the first floor. To the rear sits the heart of the home, a spacious kitchen/diner offering ample room for cooking, dining and entertaining. The ground floor further benefits from underfloor heating throughout, enhancing comfort and efficiency all year round.

Heading upstairs, the landing leads to four well-proportioned bedrooms, offering flexible accommodation to suit a variety of needs. These rooms can comfortably be used as bedrooms, a home office, playroom or guest space, making the layout ideal for growing families or those working from home. Completing the first floor is the family bathroom, finished to a good standard, along with the home benefiting from a water cylinder.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for up to two cars, complemented by a wall-mounted EV charger and a small, well-maintained lawn that adds to the home's kerb appeal. To the rear, the fenced garden offers a generous lawn alongside a paved seating area, perfect for outdoor dining, children's play or simply enjoying the warmer months. Overall, this is a versatile and well-located home that combines comfortable living space with excellent local amenities and transport links, making it a fantastic opportunity for a wide range of buyers.







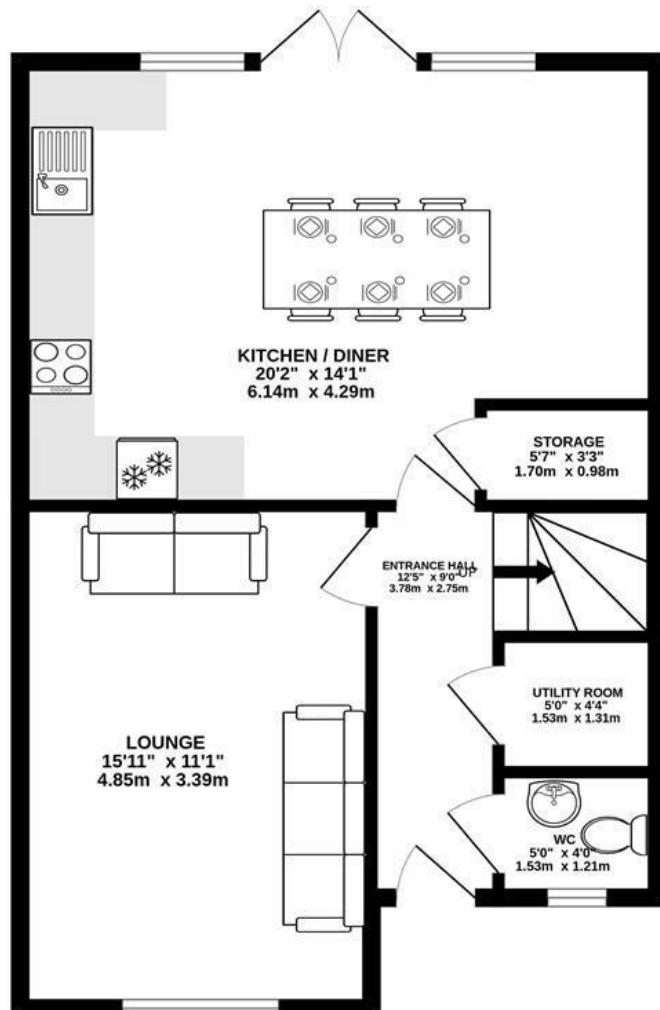




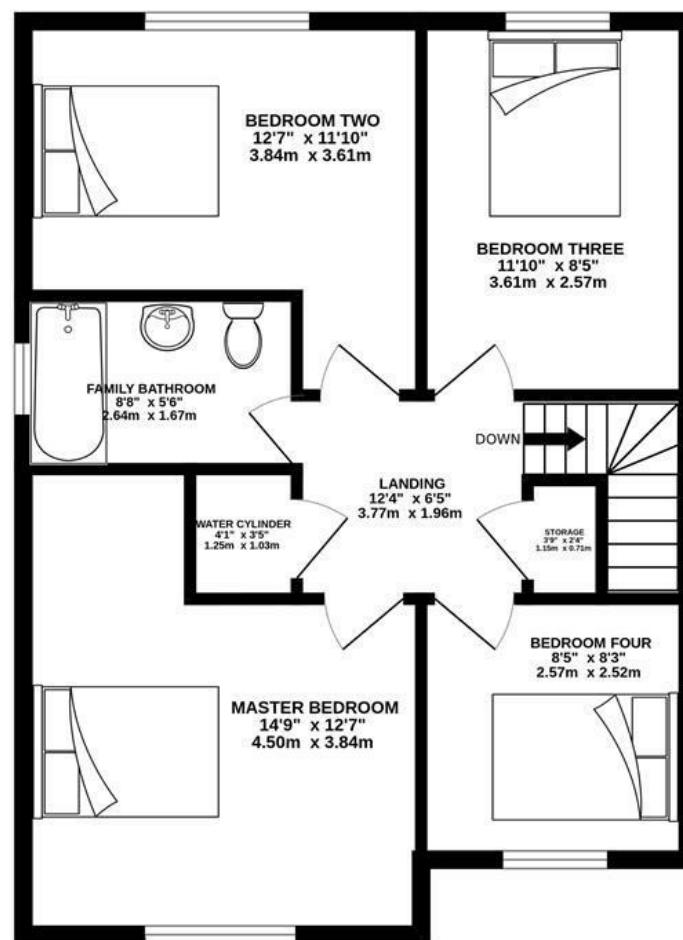


# BEN ROSE

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 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                       | 84      | 89        |
| (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 <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

