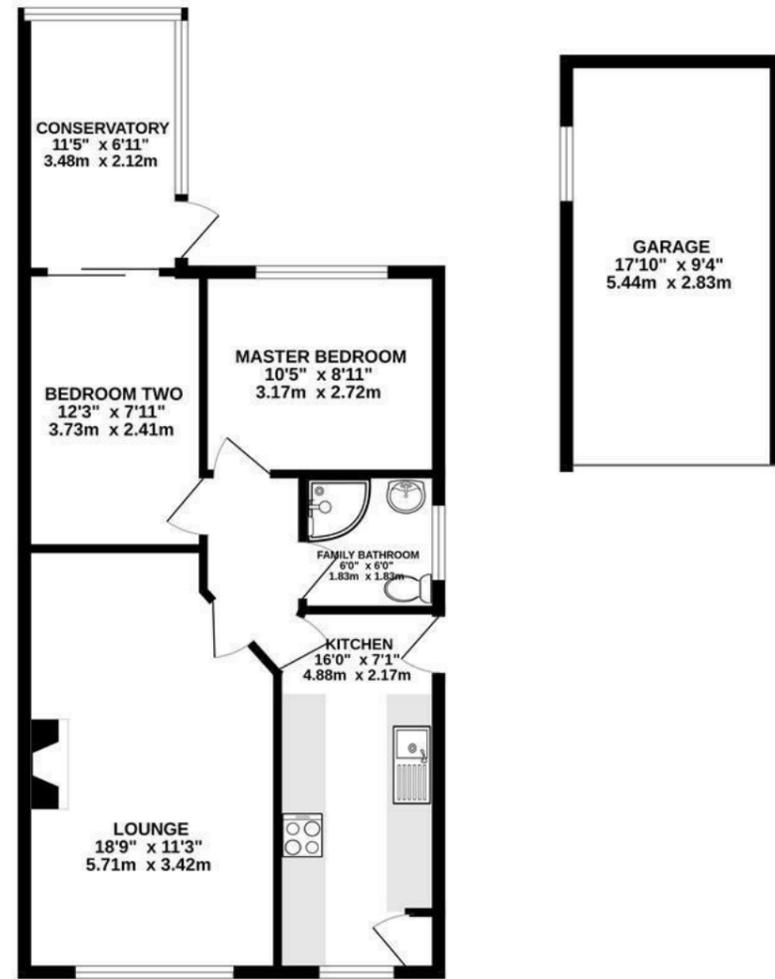


GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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.
Made with Metropix 62025



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	87
(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	69
(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

BEN  ROSE



Albrighton Road, Lostock Hall, Preston

Offers Over £157,500

Ben Rose Estate Agents are delighted to introduce this charming two bedroom semi-detached bungalow just on the outskirts of Lostock Hall. This delightful home would make the ideal purchase for a couple or someone looking to downsize. Nestled conveniently close to Preston city centre and all its amenities as well as Leyland and Bamber bridge close by. Excellent transportation links in the form of the M6 and M65 motorway as well as Lostock Hall train station add to this house's practicality.

Upon entering you are immediately greeted by the spacious galley kitchen that receives plenty of light from the front facing window and boasts ample worktop space along with an induction hob and oven. Moving into the property you will find a cosy front lounge with a fireplace and lots of room for entertaining guests. Across the hall is the three piece family bathroom with a corner shower. To the rear are the two spacious double bedrooms, easily accommodating double beds. Connected to bedroom Two is the bright and airy conservatory that provides seamless access to the rear garden and would make the ideal space for relaxing or socializing.

Externally, the home features an easy-to-maintain front garden as well as a spacious driveway offering off the road parking. A large single car garage allows for a versatile space outside as well as more parking. The rear garden is fully decked making maintenance minimal and is more than big enough for a set of outdoor furniture. With plenty of amenities and shops nearby whilst also being in a quiet residential area, this home is perfectly situated for small families or couples looking to retire.

