



## North Union View, Lostock Hall, Preston

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached home, located at the end of a quiet cul-de-sac in the sought-after village of Lostock Hall. This family-oriented property offers a perfect blend of modern living and charm. Its location provides excellent access to local amenities, including nearby schools, shops, and leisure facilities. For those needing to commute, the home benefits from close proximity to major travel links such as the M61 and M6 motorways, as well as Lostock Hall train stations, offering direct routes to Preston, Manchester, and beyond.

Upon entering, you are greeted by a spacious yet cosy lounge, with double interior doors offering a versatile space that can span the length of the home if so desired. The lounge is home to a charming fireplace, complemented by panoramic bay windows that flood the room with natural light. Moving further into the home is the beautiful open-plan kitchen/dining room, boasting fully integrated appliances and ample space for a large family dining table. Double doors open out to the garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen is a convenient utility room, ideal for additional storage and laundry needs. Completing the ground floor is a handy WC.

The first floor features an open landing leading to four well-proportioned double bedrooms. The stunning master features a high ceiling and eye-catching radius window that bathes the bedroom in sunlight. The master bedroom also enjoys its own private three-piece en-suite shower room as well as a built-in wardrobe for practical storage solutions. The remaining three bedrooms share an immaculate contemporary three-piece family bathroom, catering to the needs of a growing family.

Externally, the property boasts a off the road driveway with space for up to two cars as well as an integrated EV charging port, leading to an ample sized garage that could easily accommodate most cars. To the rear, a generously sized garden awaits, featuring a large lawn as well as a more secluded patio area, perfect for entertaining or relaxing. The owners have taken pride in their garden, adorning it with hand placed ornaments and features making it that much more inviting. The space is surrounded by trees and tall fences providing a private outdoor space. The property has had a lot of maintenance and quality of life improvements from fiber optic cabling, to new windows throughout, ensuring it maintains a move-in ready level of quality.

Overall, this home is bursting with charm and perfectly blends comfort and convenience in an ideal setting, making it a perfect choice for families.





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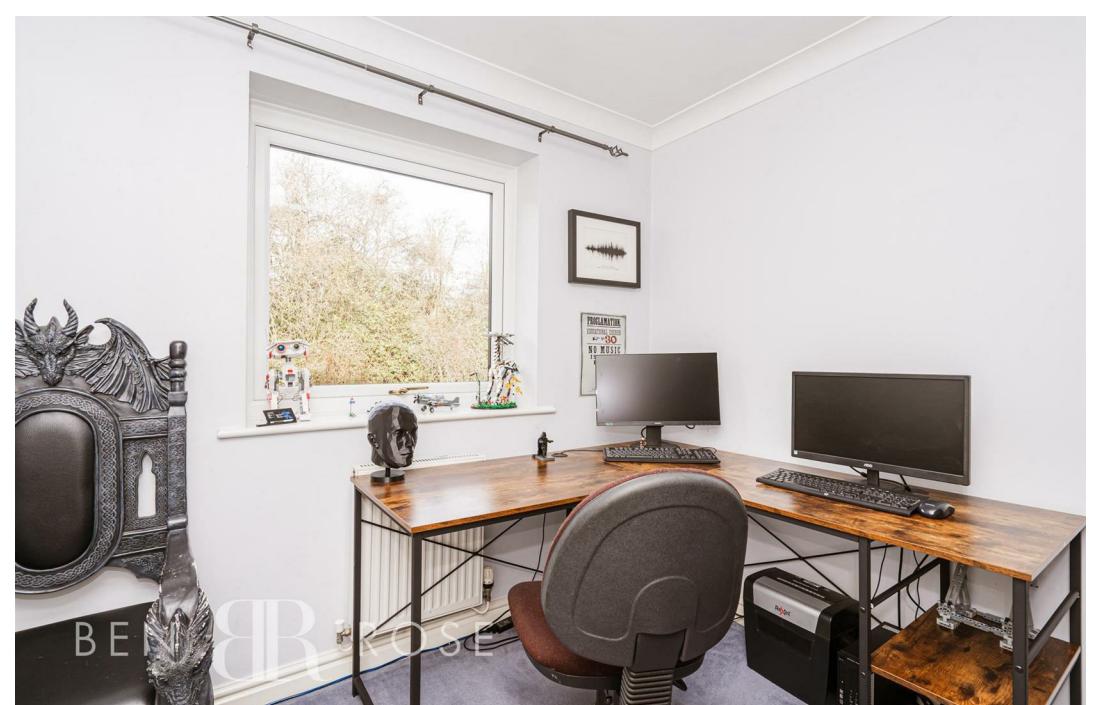


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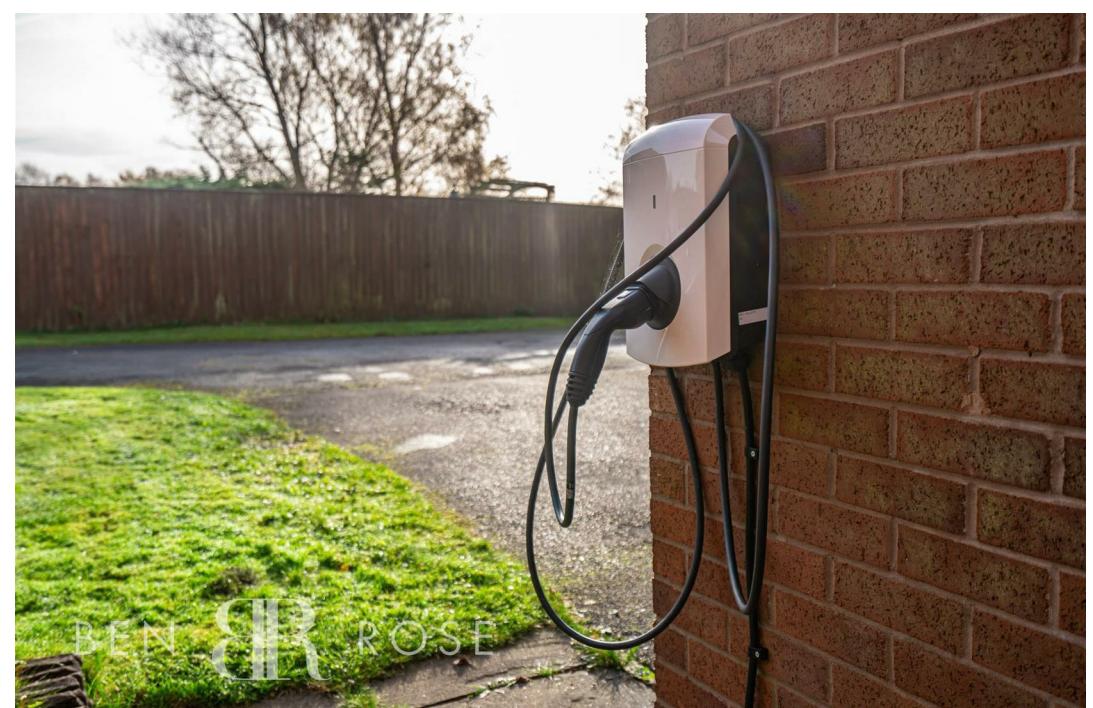
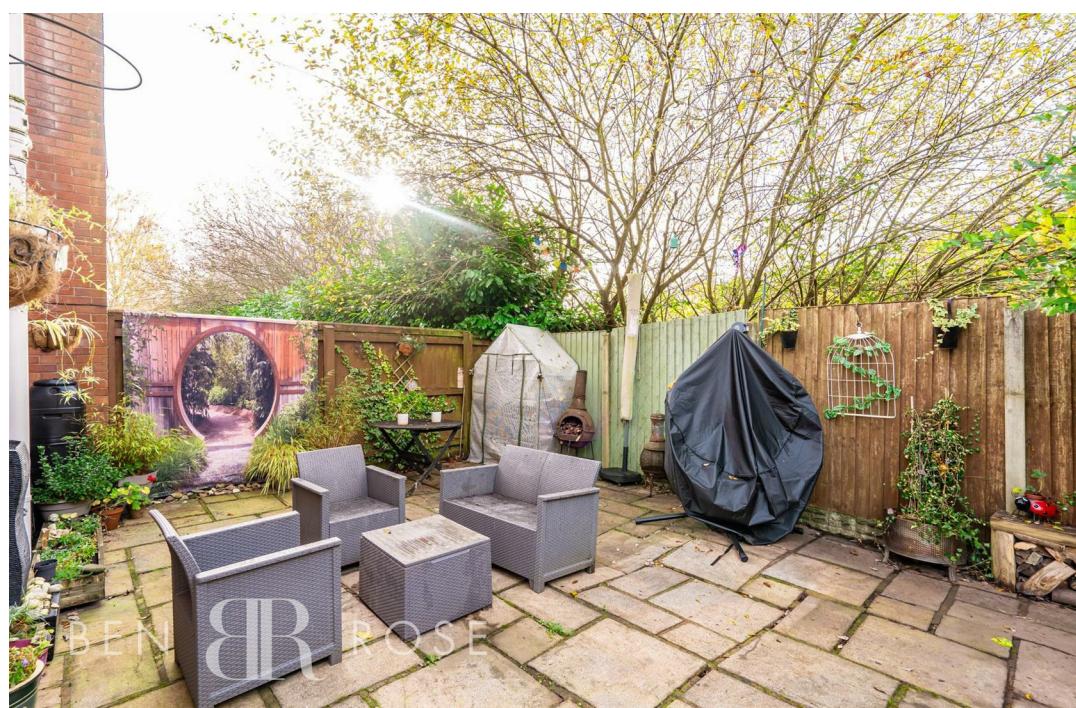
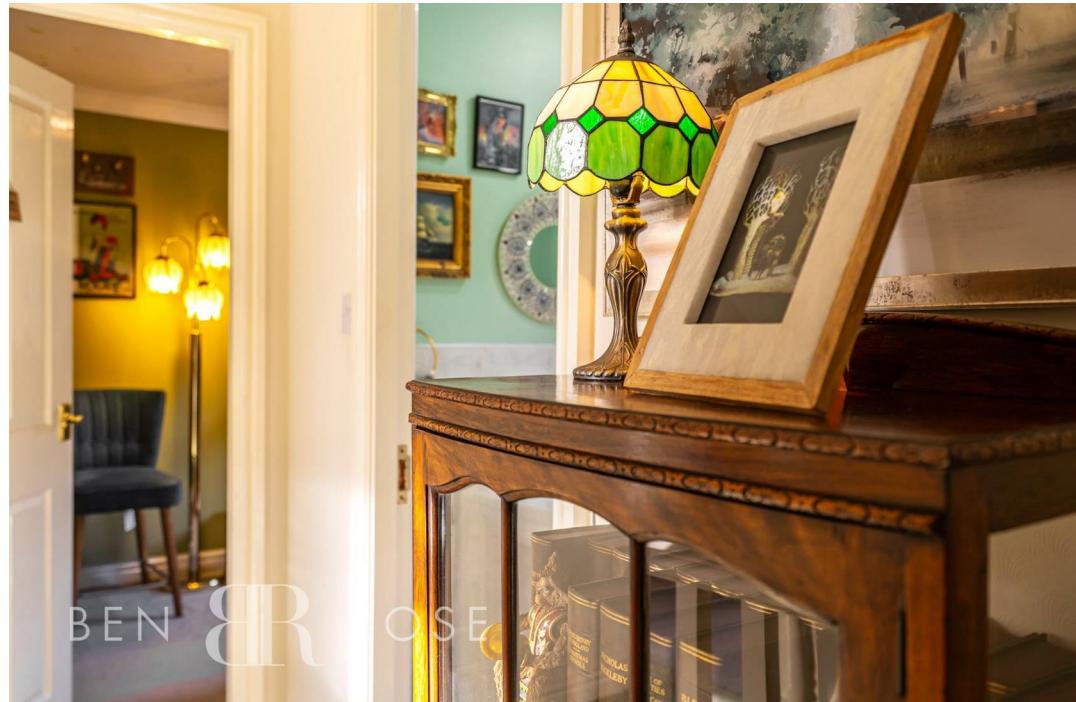


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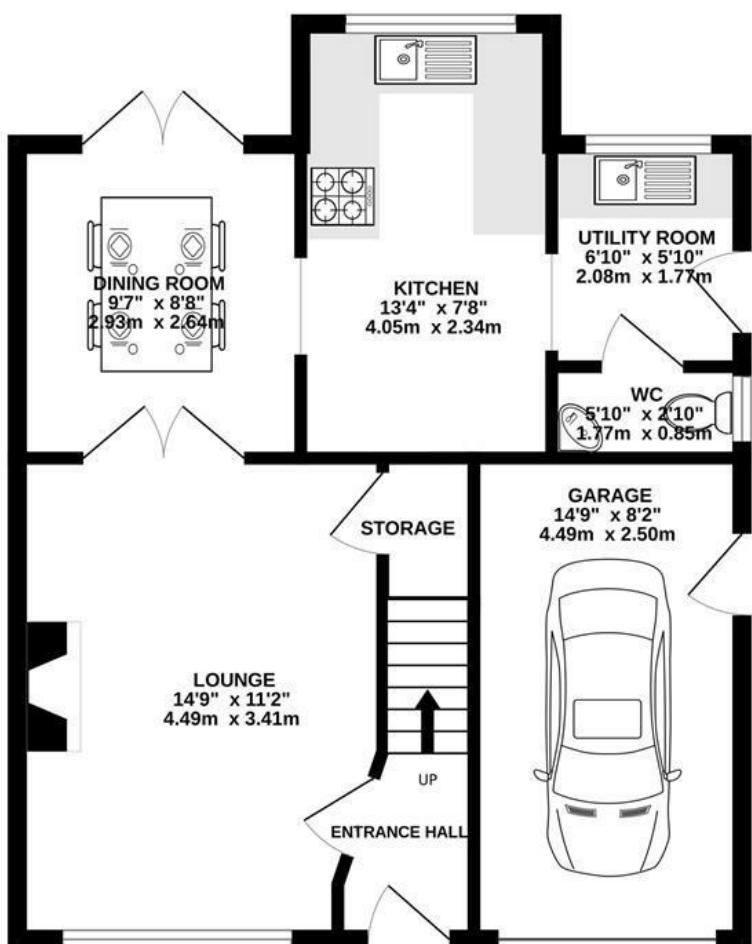
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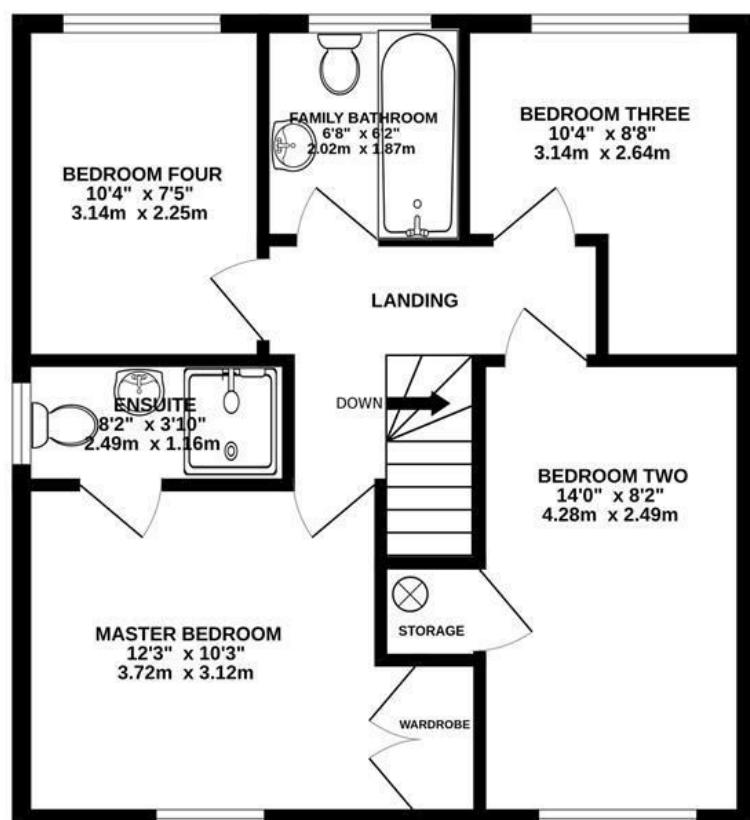


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GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 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 <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		
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