BEN ROSE



Hern Avenue, Lostock Hall, Preston

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to the market this extended three-bedroom semi-detached home, located in the highly sought-after area of Lostock Hall. Ideal for families, this well presented property offers modern and comfortable living accommodation within a welcoming residential neighbourhood. Situated close to a wide range of local amenities, reputable schools, supermarkets, cafés, and the popular Lostock Hall Recreation Ground, the home is perfectly positioned for family life. It also benefits from excellent transport links, with Lostock Hall train station just a short walk away, regular bus routes providing easy access to Preston and surrounding areas, and the nearby M6, M61, and M65 motorways making commuting simple.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, featuring a charming central fireplace and a large front-facing window allowing plenty of natural light to flood the room. Both the lounge and entrance hallway benefit from the added comfort of underfloor heating.

Continuing through the home, you will enter the impressive family room, which is set within a semi open-plan layout with the kitchen/diner. This versatile space is ideal as an additional sitting room and benefits from access to a convenient W.C. as well as a door leading to the side of the property.

The contemporary open-plan kitchen/diner is fitted with stylish wall and base units offering ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, and dishwasher. A practical breakfast bar provides additional seating, while two electrically operated Velux roof windows flood the space with natural light. There is also ample room for a large family dining table, with double patio doors opening directly onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, all benefiting from fitted storage, with bedroom three featuring bespoke fitted furniture including a bed and storage units. Completing this level is a beautifully appointed, recently fitted four-piece family bathroom.

Externally, the front of the property features a well-maintained lawn alongside a private driveway providing off-road parking for two vehicles.

To the rear is a generously sized garden featuring a low-maintenance flagged patio, creating a lovely space for relaxing or entertaining. A standout feature of the property is the original garage, which has been thoughtfully converted into a spacious and versatile garden room, currently utilised as a photography studio. This fantastic space would also be ideal as a home office, gym, hobby room, or for running a small business. To the rear of the studio is a practical utility area complete with a sink, while a useful loft space above provides additional storage.

Early viewing is highly recommended to fully appreciate the space, quality, and versatility this lovely family home has to offer.























T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB















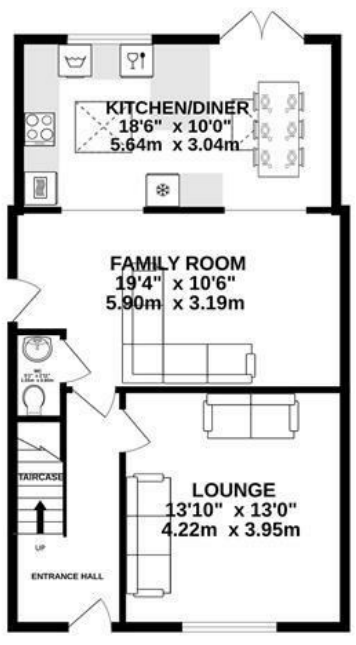




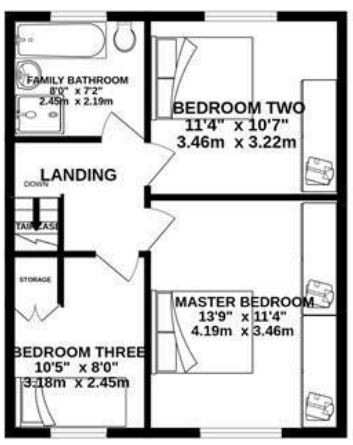
BEN ROSE

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.





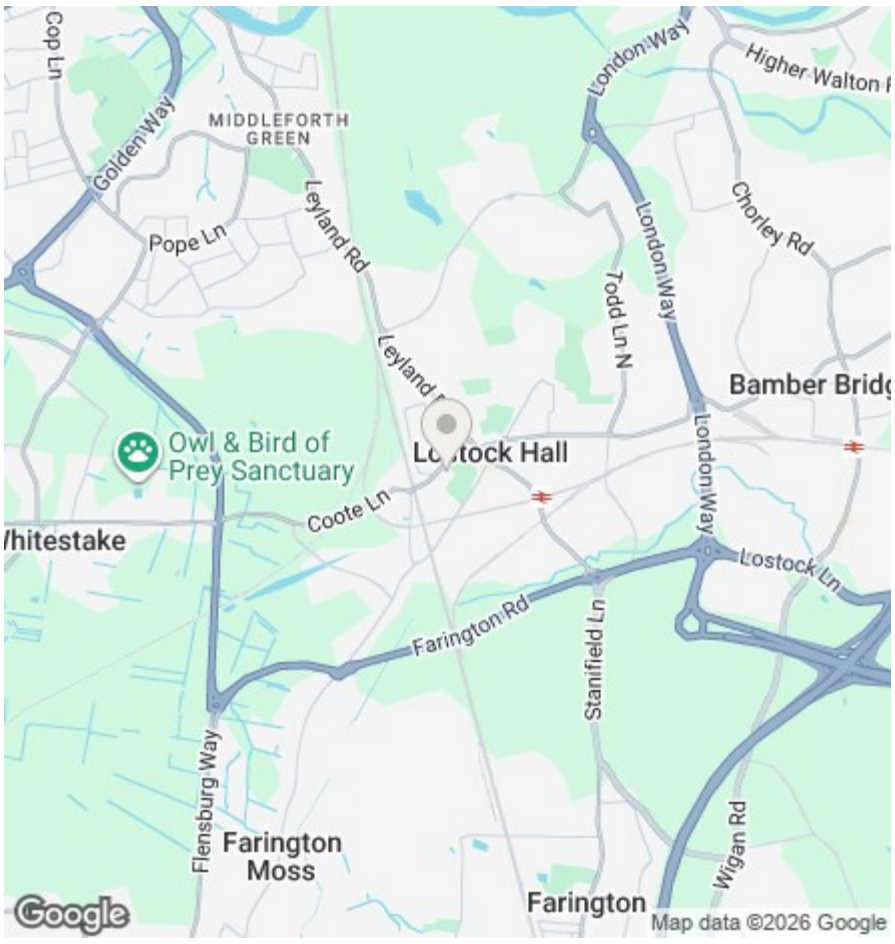
1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.
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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	71	75
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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