



Aldwych Drive, Lostock Hall, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, located in a sought-after area of Lostock Hall. This home would be ideal for families or professionals, offering generous indoor and outdoor living space. The property benefits from excellent local amenities, highly regarded schools on the doorstep, and fantastic travel links, with easy access to Leyland, Preston, and the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming entrance hall leading into a spacious lounge, complete with a feature fireplace and a large bay window that floods the room with natural light. From here, you are guided into the recently installed kitchen/diner, which features stylish worktops and units, an integrated double oven, hob, and fridge, along with additional space for freestanding appliances and a dining table if desired. Double patio doors then lead into the bright and airy conservatory at the rear. This spacious room offers versatile living accommodation, ideal as a larger dining space or an additional sitting room, and also benefits from double patio doors opening out to the garden.

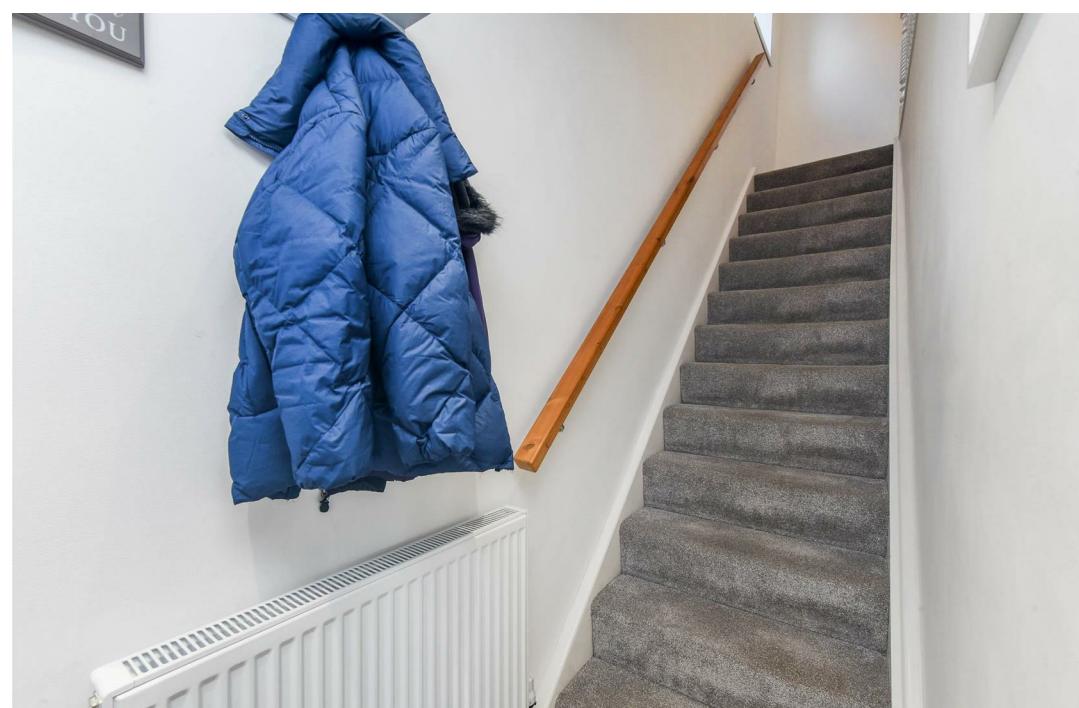
To the first floor, you will find three well-proportioned bedrooms along with a contemporary three-piece family bathroom fitted with an over-the-bath shower.

Externally, the front of the property features a private driveway providing off-road parking for one vehicle. To the rear is a generously sized garden with a laid lawn, a paved patio area, and a convenient storage shed. There is currently a sizeable wooden cat shelter in the garden, which will be removed by the current owner, opening up the outdoor space or allowing room for a similar-sized structure.

Early viewing is highly recommended to avoid disappointment.







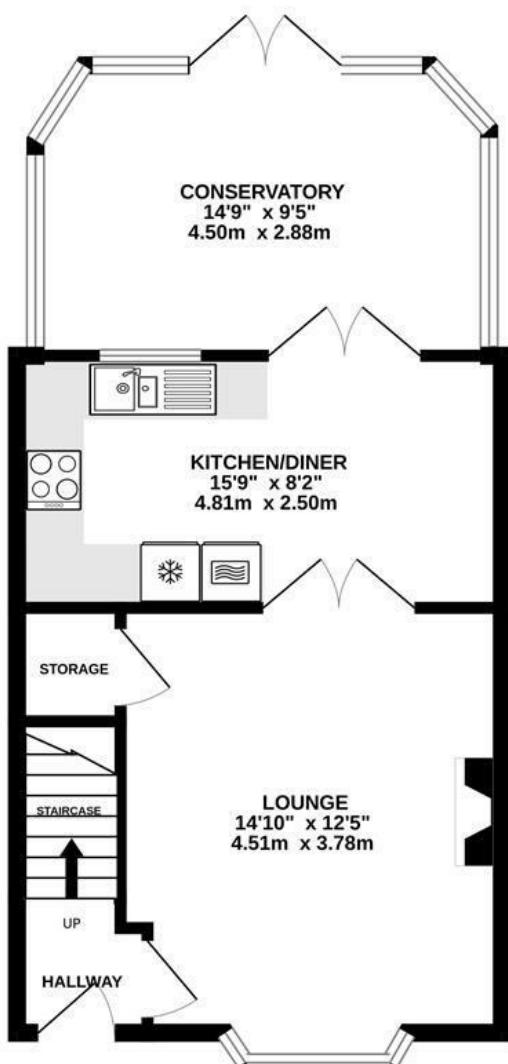




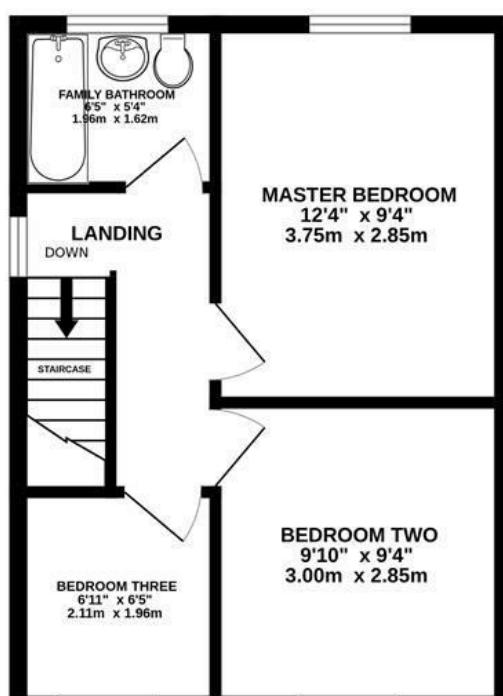


BEN ROSE

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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 general guidance 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

