BEN ROSE



Brownedge Road, Lostock Hall, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached home, situated in the popular village of Lostock Hall. Offering generously proportioned accommodation throughout, a modern kitchen diner, separate utility room and a particularly appealing south-facing rear garden, this property would make an ideal purchase for first-time buyers looking for a home that is ready to move straight into. Further benefits include a new boiler installed approximately three years ago, brand-new carpets fitted just three weeks ago and the advantage of being offered with no onward chain. Lostock Hall offers a great selection of local amenities, including supermarkets, independent shops, cafés and everyday conveniences, alongside well-regarded schools and nearby green spaces. Lostock Hall railway station provides convenient connections towards Preston, Ormskirk and beyond, while regular bus services offer links to surrounding areas. The nearby M6 and M65 motorways also make travelling further afield straightforward, with Preston, Leyland and Chorley all within easy reach.

Stepping inside, you are welcomed by a small entrance hallway which leads through to the generously sized lounge. This attractive reception room benefits from a bay-fronted window, allowing plenty of natural light to fill the space, alongside a feature fireplace which creates an appealing focal point. Continuing through the home, you will find the spacious modern kitchen diner, fitted with a stylish range of units, a Belfast sink and a selection of built-in appliances, including a washer/dryer, dishwasher, double oven and brand new hob. There is ample worktop and cupboard space, along with plenty of room for a dining table, making this a fantastic space for both everyday living and entertaining. Overlooking the rear garden, the kitchen also benefits from a handy storage cupboard with a window and direct access outside.

From here, you will find a good-sized additional room, previously used as a home office, which offers excellent versatility and could also be utilised as a utility room with the addition of plumbing. A large window provides plenty of natural light, while a convenient downstairs WC completes the ground floor.

Moving upstairs, the first-floor landing provides access to two well-proportioned double bedrooms and the family bathroom. The master bedroom is particularly spacious, featuring an attractive bay window and built-in storage, while bedroom two is also a generous double, enjoying a pleasant outlook over the rear garden. The family bathroom is well-sized and finished with a modern suite, completing the accommodation on this floor.

Externally, the property benefits from a gated front garden with a private driveway providing off-road parking for two vehicles, alongside a lawned area and established shrubs which add to the property's kerb appeal. To the rear, you will find a lovely south-facing garden which enjoys plenty of sunshine throughout the day. Featuring a paved patio area, ideal for outdoor seating and entertaining, the garden continues along the side of the property, and a further lawned section provides additional outdoor space. This is a lovely setting for enjoying warmer days, summer barbecues or simply relaxing outside, with the sunny aspect making it a particularly attractive feature. Overall, this is a beautifully maintained and well-presented home offering generous room sizes, a practical layout and excellent outdoor space. With recent improvements, convenient local amenities and no onward chain, it represents a fantastic opportunity for first-time buyers looking to settle in a popular and well-connected area.





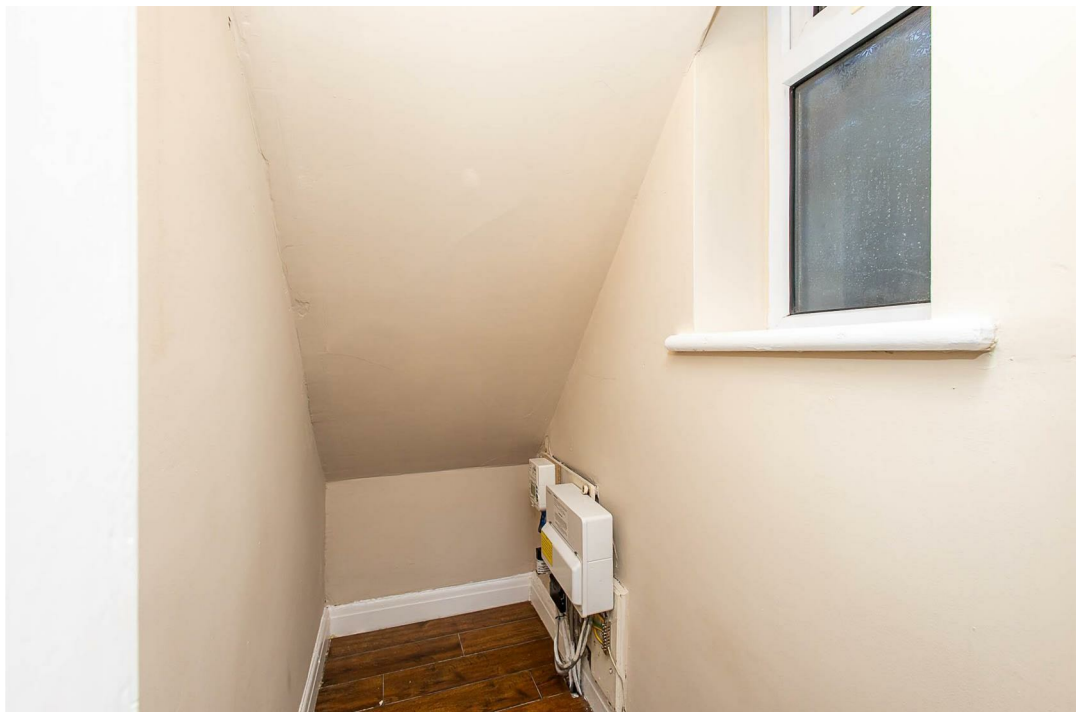






























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BEN ROSE

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

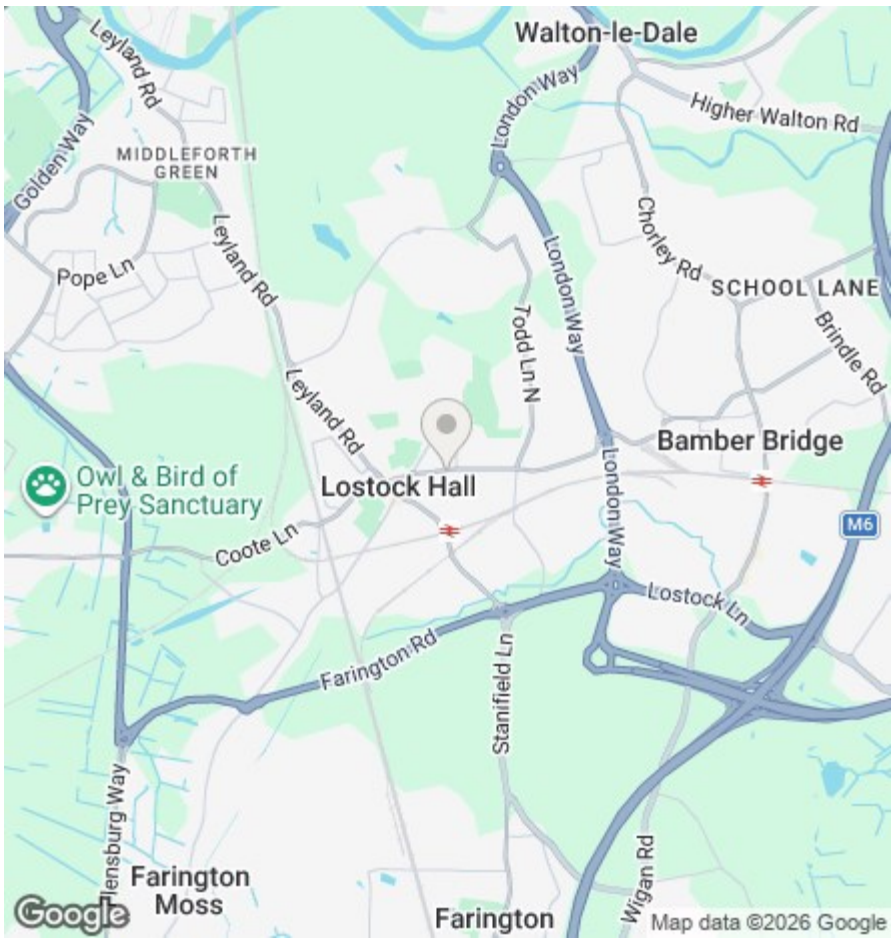
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.

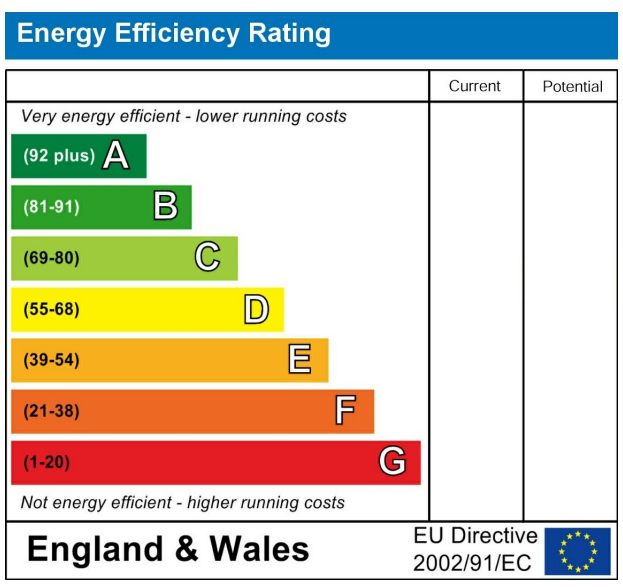


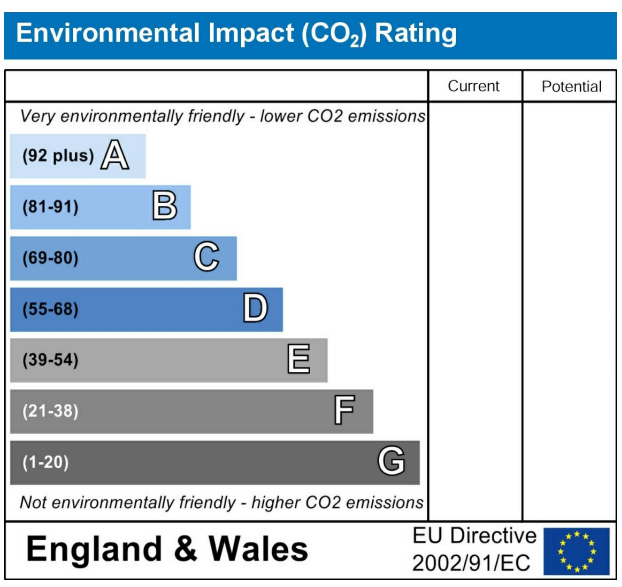
TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.

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.







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