



Marina Drive, Lostock Hall, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom semi-detached family home, situated within a popular residential area of Lostock Hall. Offering spacious and well-maintained accommodation throughout, this wonderful property is perfectly suited to families seeking a home that combines practical living space with attractive outdoor areas. Lostock Hall is a highly regarded location that benefits from a wealth of local amenities including supermarkets, shops, cafés, schools, and leisure facilities, all within easy reach. Excellent transport links are another key feature, with Lostock Hall railway station nearby providing convenient rail connections, regular bus services operating throughout the area, and easy access to the M6, M61 and M65 motorway networks. Preston city centre is also just a short drive away, offering an extensive range of shopping, dining and entertainment options.

Stepping through the front entrance, you are welcomed by a bright and airy reception hall, creating an inviting first impression. The staircase is positioned ahead, while a useful cloakroom can be found beneath the stairs. To the left, the spacious lounge diner enjoys an abundance of natural light courtesy of a large front-facing window, whilst glazed double doors to the rear provide attractive views over the garden and seamless access outside. This generous living and dining space is ideal for both relaxing and entertaining. Returning to the hallway, a versatile study can be found to the right, providing an excellent home office, playroom or additional reception space. Straight ahead, the modern fitted kitchen offers ample storage and worktop space alongside a range of integrated appliances. The kitchen flows through to a practical utility room, which benefits from an external door leading to the side yard area.

Moving to the first floor, the property offers three well-proportioned bedrooms. The principal bedroom overlooks the front aspect and benefits from integrated wardrobes, providing excellent built-in storage. Bedroom two enjoys pleasant views over the rear garden, while bedroom three overlooks the front of the property and could equally serve as a child's bedroom, nursery or home office. Completing the first-floor accommodation is a contemporary three-piece family shower room featuring a large built-in shower enclosure and modern fittings throughout.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to two vehicles and leading directly to the main entrance. A neatly maintained gravel garden further enhances the property's kerb appeal. To the rear, the secluded garden offers a wonderful outdoor retreat for the whole family, featuring a generous lawn, paved seating areas ideal for outdoor dining and entertaining, and a charming timber garden pavilion that creates an additional space to relax and unwind. To the side of the property is an enclosed tarmacked yard area, with double gates providing convenient access back onto the driveway. Combining spacious family accommodation, versatile living space, excellent transport links and a private rear garden setting, this is a fantastic opportunity to acquire a truly desirable family home in a sought-after location.















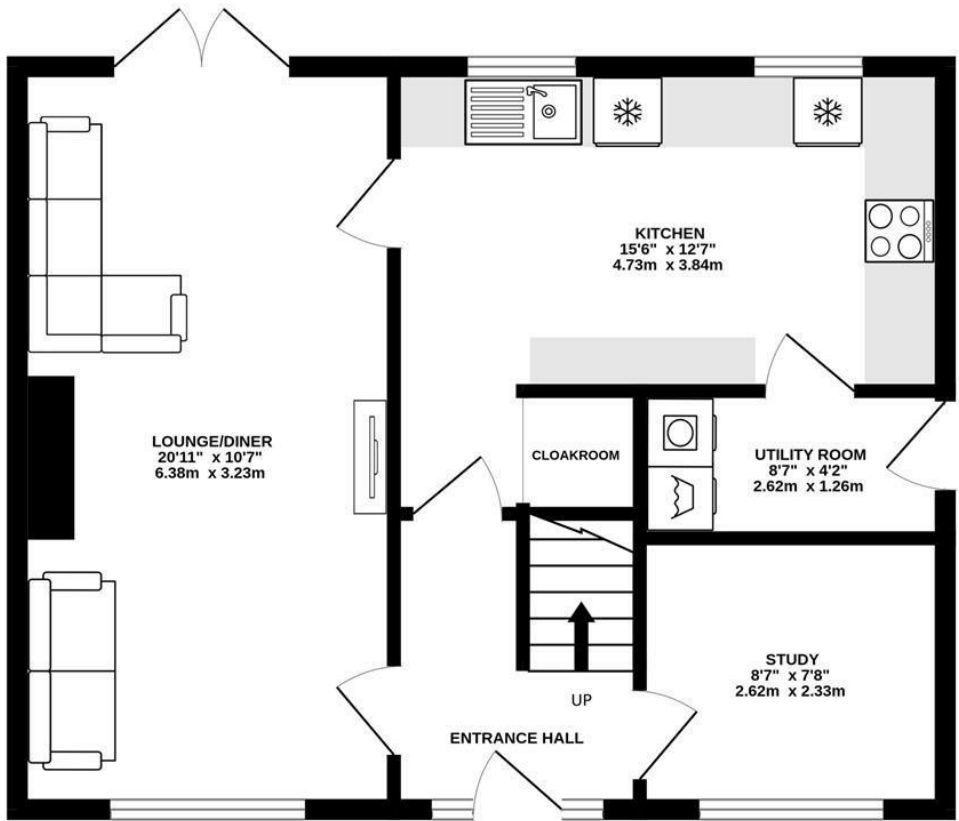




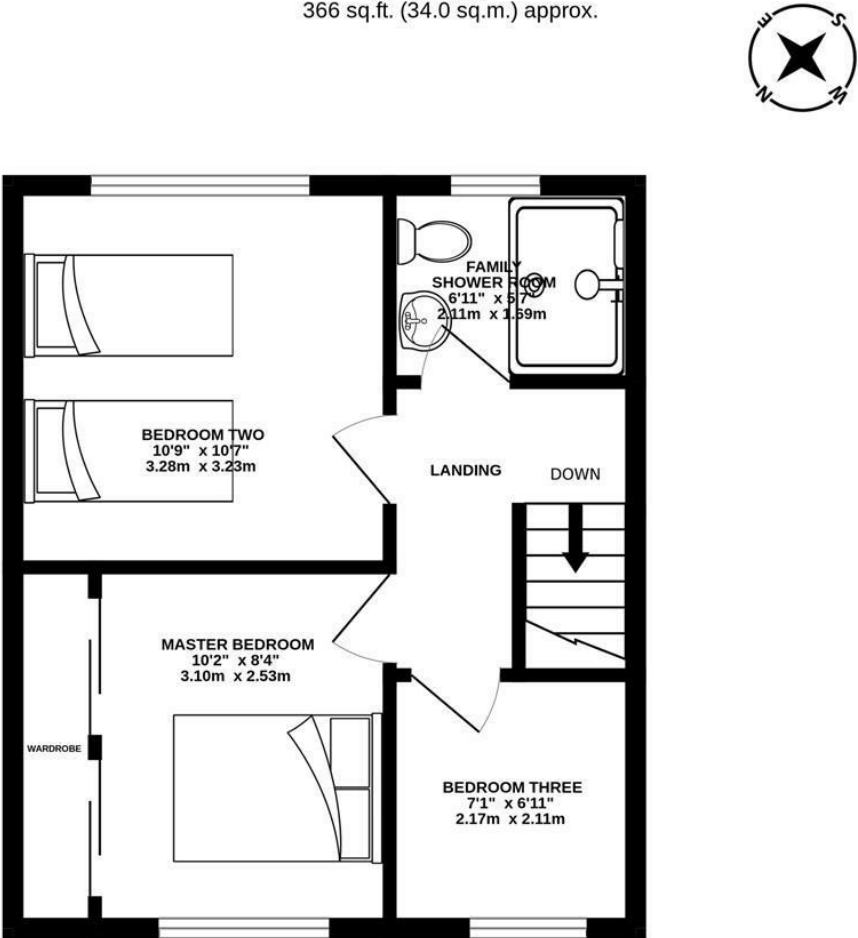


BEN ROSE

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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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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		
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