



Stonebridge Close, Lostock Hall, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this charming detached bungalow situated in the highly desirable area of Lostock Hall, Preston. Offering spacious and well-maintained accommodation throughout, this lovely home is ideally suited to couples or retirees seeking comfortable living in a convenient and well-connected location. Lostock Hall benefits from a fantastic range of nearby amenities including supermarkets, cafés, healthcare facilities and leisure options, whilst also offering excellent transport links. Lostock Hall train station is just a short distance away providing routes into Preston and surrounding towns, with regular bus services nearby and easy access to the M6, M61 and M65 motorways making commuting simple. The property also enjoys close proximity to local parks and countryside walks, ideal for those who enjoy outdoor leisure.

Entering the bungalow, you are welcomed into the entrance hall which provides access to all principal rooms. The first room you come to is the well-equipped kitchen, offering ample storage and worktop space along with a clean and practical finish. Continuing through the home is the generously sized lounge, a warm and inviting space centred around a feature fireplace. There is also plenty of room for a medium-sized dining table, creating an ideal setting for both relaxing and entertaining. Sliding doors from the lounge lead through to the conservatory, a bright additional living area that enjoys pleasant views over the rear garden.

Further along the hallway are the two double bedrooms, both well-proportioned and offering comfortable accommodation, with the master bedroom in particular benefiting from an impressive amount of space. Completing the internal layout is the modern three-piece family bathroom, finished in a neutral style to suit a range of tastes.

Externally, the property continues to impress with attractive outdoor space to both the front and rear. To the front is a lawned garden complemented by mature bushes which enhance the home's kerb appeal, alongside a driveway providing off-road parking for multiple vehicles and access to the garage with electric door. To the rear is a good-sized, low-maintenance garden which is mostly paved and features a raised decking area, ideal for outdoor seating and enjoying the warmer months. Combining spacious living accommodation, practical features and a sought-after location, this delightful bungalow presents an excellent opportunity for those looking to downsize without compromise.







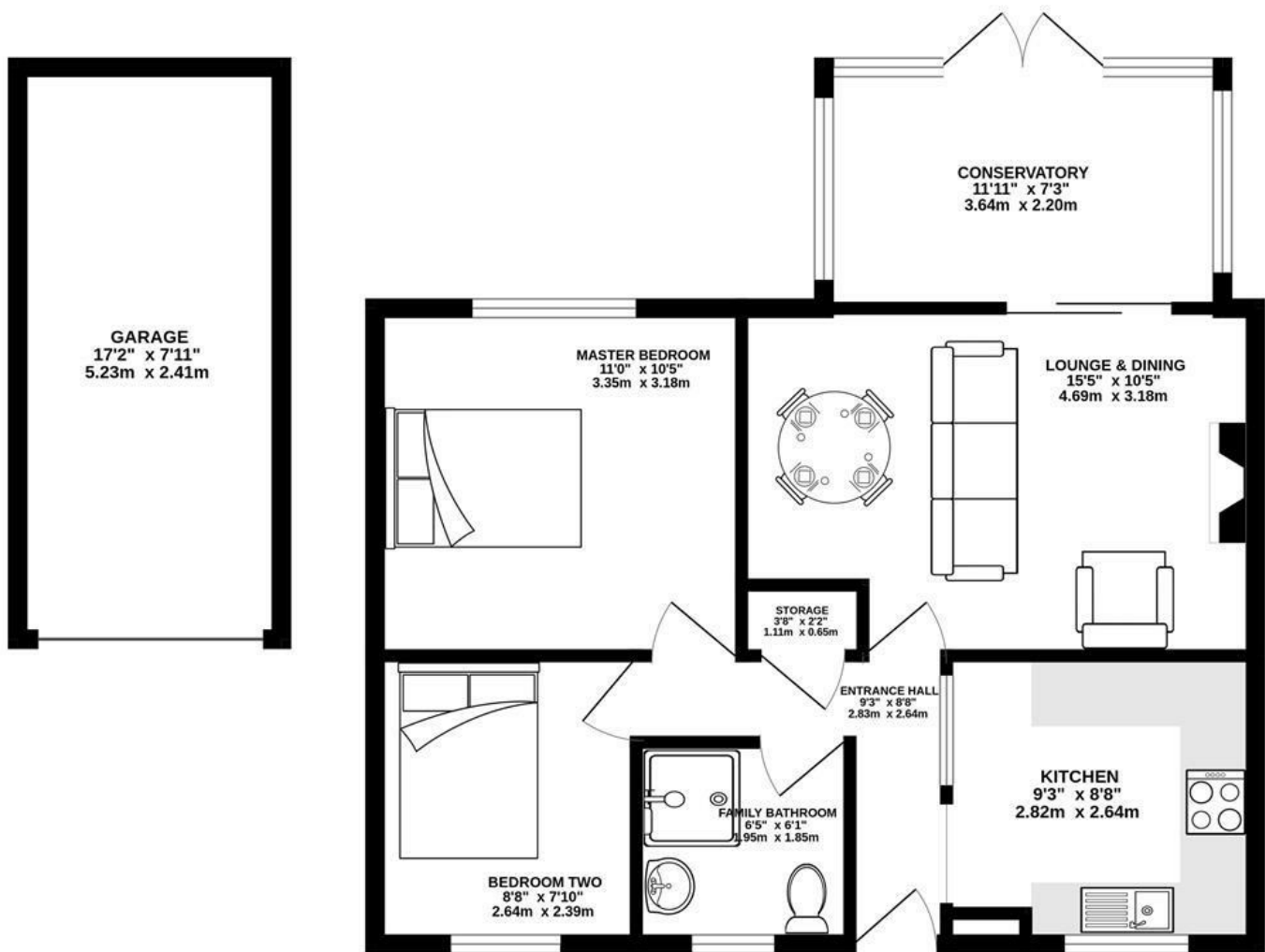






BEN ROSE

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
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	

