



Fairfield street, Lostock hall

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to market this well-maintained and tastefully decorated mid-terrace property, ideally suited to couples and first-time buyers. Situated in the sought-after area of Lostock Hall, the home is conveniently placed for the village centre, with local shops, bars, restaurants, pubs and schools all within easy reach. Excellent transport links include rail services to Preston and Blackburn, regular bus routes to Preston, Leyland and Chorley, whilst the M6, M61 and M65 provide excellent access across Lancashire and beyond.

Stepping inside, the vestibule leads into a spacious lounge, offering a welcoming reception space. To the rear is a generous kitchen/dining room, fitted with a modern kitchen and providing ample room for both cooking and dining. A useful utility room leads from here, with access into the sun room, which benefits from a door opening onto the rear yard.

Moving upstairs, the first floor offers a large full-width master bedroom, providing an excellent double bedroom with plenty of space for furnishings. There is also a second single bedroom and a well-presented three-piece family bathroom, finished with attractive tiling.

Externally, the property benefits from convenient street parking to the front. To the rear is a private, south-facing yard enclosed by high walls, providing a pleasant outdoor space with a good degree of privacy. Overall, this is a superbly positioned and well-presented home, offering comfortable accommodation, a modern finish and excellent access to the amenities.







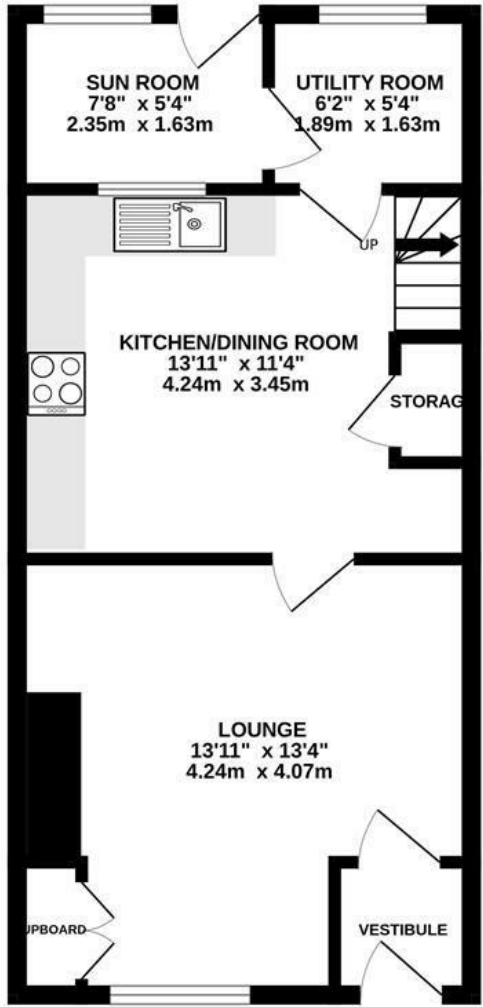




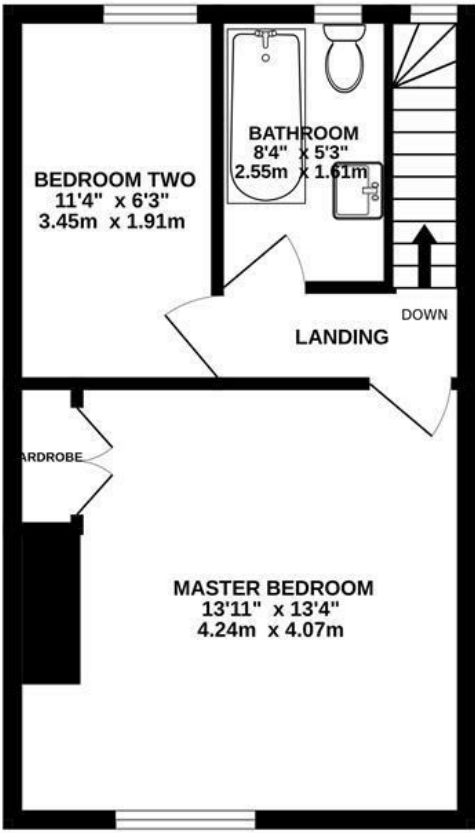


BEN ROSE

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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	71	86
(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	

