



Glendale Avenue, Lostock Hall, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, positioned on a generous corner plot in the sought-after area of Lostock Hall. Offering excellent potential, this property is ideal for couples, families or first-time buyers, with some rooms providing scope for modernisation to truly make it your own. The home is conveniently located close to Lostock Hall centre, where you will find a range of local shops, bars, restaurants, pubs and reputable schools. There are excellent travel links nearby, including rail services to Preston and Blackburn, as well as regular bus routes to Leyland and Chorley. The property also benefits from easy access to the M6 motorway, M61 motorway and M65 motorway.

Upon entering, you are welcomed into an entrance hall leading through to a spacious lounge situated at the front of the home, offering a comfortable setting for relaxation. To the rear, you will find a full-width kitchen/dining room fitted with an integrated double oven and induction hob, providing ample space for both cooking and dining. This room also offers direct access to the rear garden, making it ideal for everyday living and entertaining.

Moving to the first floor, the property comprises three bedrooms, including a generously sized master bedroom and a second double bedroom, both offering comfortable accommodation. The third bedroom is a well-proportioned single, suitable for a child's room or home office. A modern family shower room with a walk-in shower completes this floor.

Externally, the home benefits from a low-walled front and side garden with lawn and mature plants, enhancing its kerb appeal. A detached garage is located to the side rear, along with off-road parking for two vehicles. The rear garden is paved for low maintenance and includes a large shed for additional storage. Overall, this property presents a fantastic opportunity to acquire a well-located home with great potential.















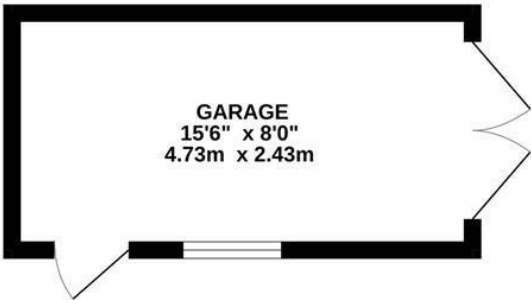
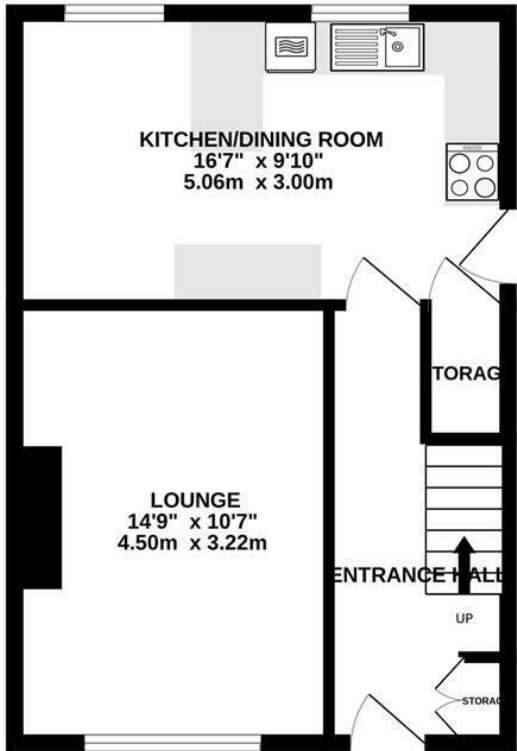




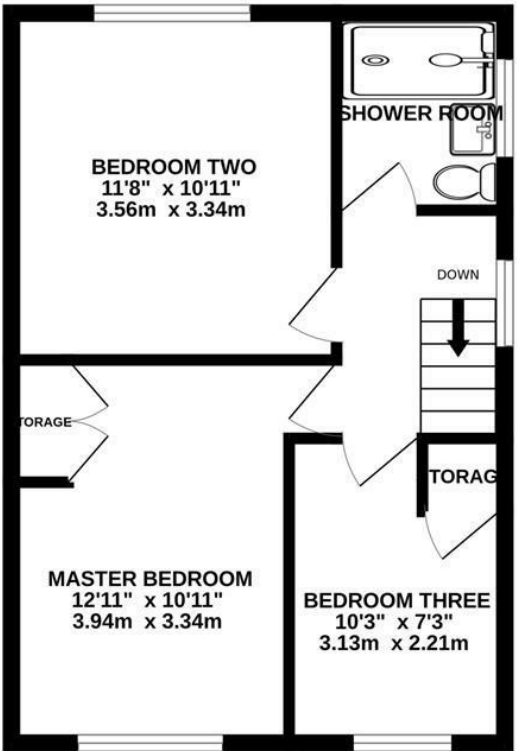


BEN ROSE

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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.

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	

