



## **Moss Bridge Park, Lostock Hall, Preston**

**Offers Over £135,000**

Ben Rose Estate Agents are delighted to bring to market this charming one-bedroom semi-detached property, located in the desirable area of Lostock Hall, Preston. With recent improvements including a new boiler, shower and refurbished garage roof, this home presents an excellent opportunity for first-time buyers or a couple looking to downsize. Ideally positioned just a short drive from Preston city centre. Residents will benefit from an array of excellent local schools, shops, and amenities, along with superb transport connections, including nearby bus routes, train stations, and convenient access to both the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

The home is entered via a side door that opens into a central hallway, providing access to most of the rooms. To the front of the house is the bright and spacious lounge that boasts a feature fireplace as well as being able to accommodate a large sofa set. The room is kept well lit by the large curved bay window creating a cosy yet spacious feel. Across the hall is the master bedroom with stunning floor to ceiling fitted wardrobes that span the length of the room and provide ample storage. The master bedroom can accommodate a double bed and is kept well illuminated by a window connecting to the conservatory. Moving further into the home is the kitchen, which is well-sized and includes ample wall and base units, along with space for freestanding appliances. Completing the home, to the rear is the generously proportioned conservatory / dining room, a bright and welcoming space that can comfortably host a large dining table. Double doors onto the rear garden, flood the room with natural light and enhance the indoor-outdoor connection.

Externally, the property boasts a well maintained and low maintenance garden that houses a practical storage shed. Paved areas interspersed with mature shrubs and trees create a pleasant and private outdoor setting. To the side, a spacious driveway offers off-road parking for multiple vehicles and leads to a single detached garage with newly fitted doors and electrics, ideal for storage or additional parking.

Overall this home presents an ideal opportunity for a variety of occupants especially first time buyers, looking for an easy to maintain and cosy house in a desirable location.





















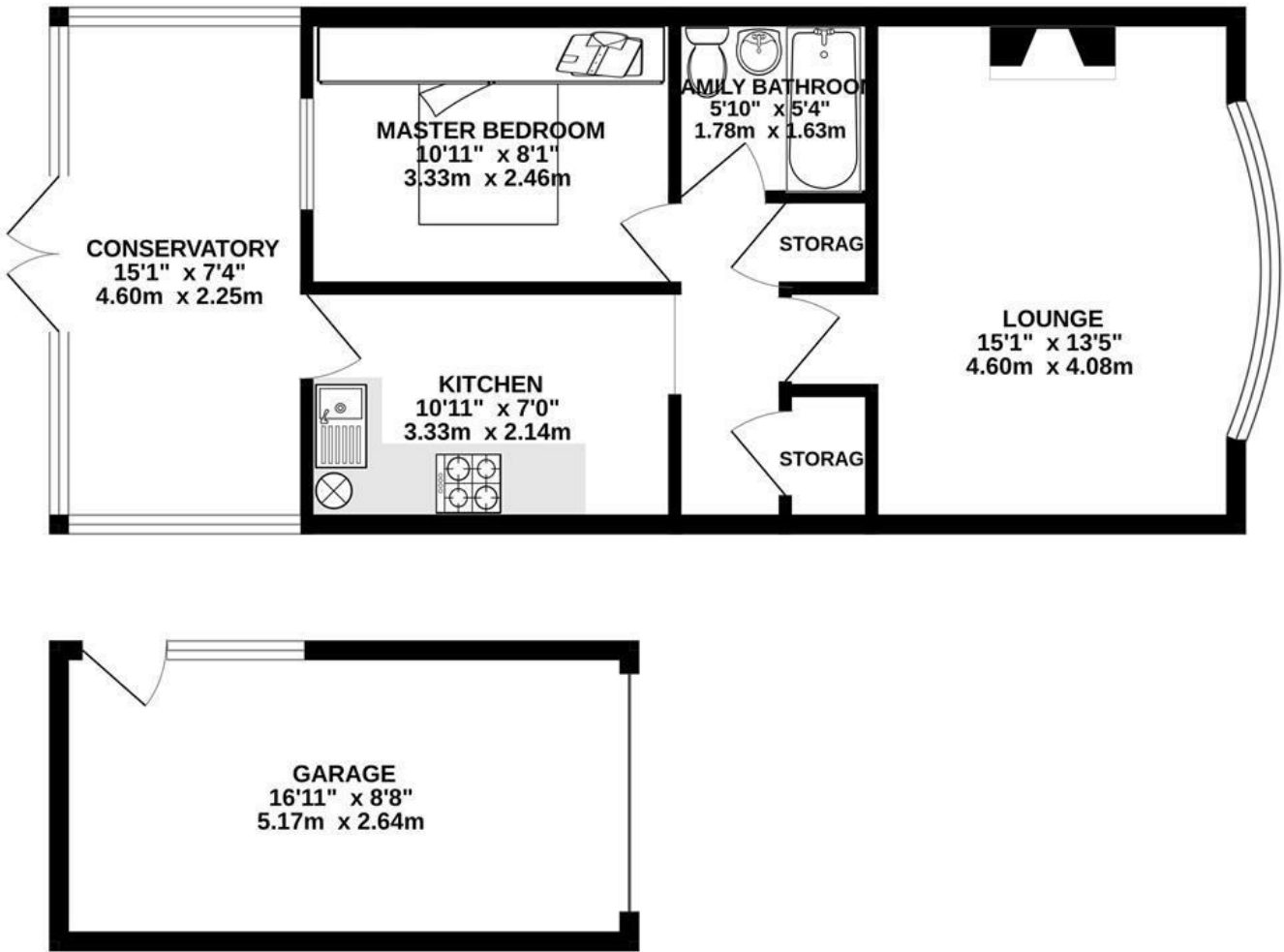






# BEN ROSE


GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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		
	69	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 