



Riverway Close, Lostock Hall

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two bedroom semi-detached home, ideally situated within a quiet cul-de-sac in the popular area of Lostock Hall. This charming property has been thoughtfully updated to offer stylish, modern living, making it a perfect choice for first time buyers looking to step onto the property ladder. Lostock Hall offers a wealth of local amenities including supermarkets, shops, cafés and well-regarded schools, whilst excellent travel links are close by with Lostock Hall train station within easy reach, regular bus routes nearby and convenient access to the M6, M61 and M65 motorways, providing straightforward commuting to Preston, Chorley and beyond.

Upon entering the home, you are welcomed into a vestibule with the staircase located just off, leading through into the impressive open plan ground floor. The space has been knocked through to create a sociable and inviting layout, perfect for both everyday living and entertaining guests. The lounge area offers a cosy yet contemporary feel, flowing seamlessly into the modern kitchen which features a range of integrated appliances, ample worktop space and a breakfast bar for casual dining. French doors at the rear allow plenty of natural light to flood the space and provide direct access out to the garden. The entire ground floor also benefits from the comfort of underfloor heating, enhancing the home's modern appeal.

Moving upstairs, the first floor hosts two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes as well as additional integrated storage, maximising the use of space. The second bedroom is ideal as a guest room, nursery or home office. Completing this floor is a modern three-piece family bathroom, fitted with a bath and overhead shower, wash basin and WC.

Externally, the property offers a driveway to the front providing off-road parking for one vehicle alongside a small lawned garden that adds to the home's kerb appeal. To the rear, you'll find a generously sized garden featuring a patio seating area and lawn, ideal for relaxing or entertaining during the warmer months, along with a useful outbuilding for additional storage or practical use.

This wonderful home offers stylish, ready-to-move-into accommodation in a peaceful and convenient location.











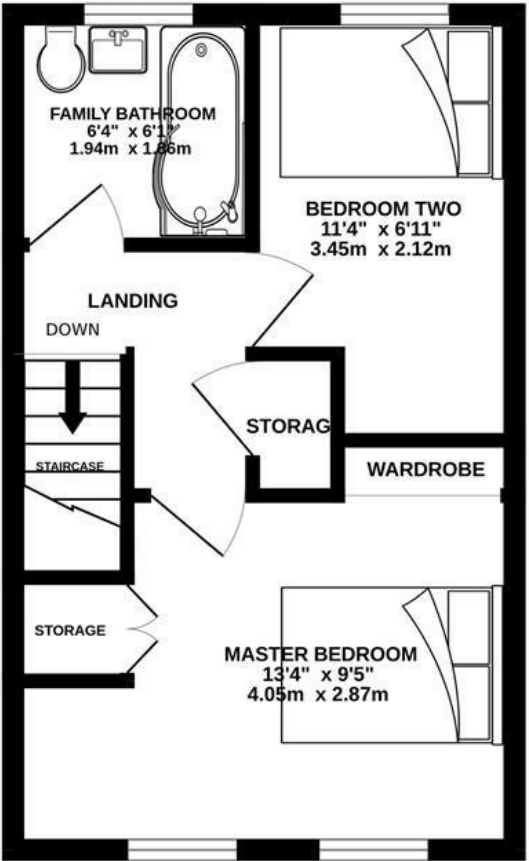


BEN ROSE

GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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		
	60	77
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	

