BEN ROSE



Lostock View, Lostock Hall, Preston

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, ideally suited to first-time buyers looking to take their first step onto the property ladder. Offering a modern interior, well-proportioned bedrooms and a lovely rear garden backing onto woodland, this property combines comfortable living with a welcome sense of privacy. Situated in the popular area of Lostock Hall, the home is conveniently placed for a range of local shops, supermarkets, schools and everyday amenities, with further facilities available in nearby Leyland and Preston. Lostock Hall railway station provides links to Preston and surrounding areas, whilst local bus services and convenient access to the M6, M61 and M65 make travelling further afield straightforward. With its attractive presentation, practical layout and excellent outdoor space, this is a home that offers plenty of appeal for buyers looking to settle into a property of their own.

Entering through the front porch, you are welcomed into a spacious lounge, providing a comfortable setting for relaxing in the evenings or entertaining friends and family. The staircase rises to the first floor, whilst the lounge leads through to the modern kitchen, which has been finished in a sleek, contemporary style. Overlooking the rear garden, the kitchen offers plenty of storage to keep everything neatly organised, alongside sliding doors that open directly onto the outdoor space. This creates a lovely connection between the inside and outside of the home, making it particularly enjoyable during the warmer months.

Moving upstairs, the property offers three well-proportioned bedrooms, providing flexibility for a range of needs. The generous master bedroom offers plenty of room for furnishings, whilst the second bedroom is a comfortable smaller double. The third bedroom would make an ideal nursery, home office or dressing room, depending on the needs of the new owner.
Completing the first floor is the family bathroom, serving all three bedrooms and providing the essential facilities for everyday living.

Externally, the property benefits from a designated parking space alongside an additional gravelled area, offering further off-road parking. Mature trees to the side of the front garden provide an attractive natural screen, adding a welcome degree of privacy. To the rear, the garden is arranged over two levels, beginning with a large patio area ideal for outdoor dining and summer gatherings, before leading onto a lawned section bordered by mature trees and featuring a small pond. Backing directly onto woodland, the garden enjoys a particularly peaceful setting with no overlooking properties to the rear. A substantial garage provides excellent additional storage or potential workshop space, with access available from the rear garden as well as an up-and-over door to the front. Beautifully presented throughout and offering a modern kitchen, three versatile bedrooms, off-road parking and a private woodland backdrop, this appealing home is an excellent opportunity for first-time buyers seeking a property that is ready to move into and enjoy.







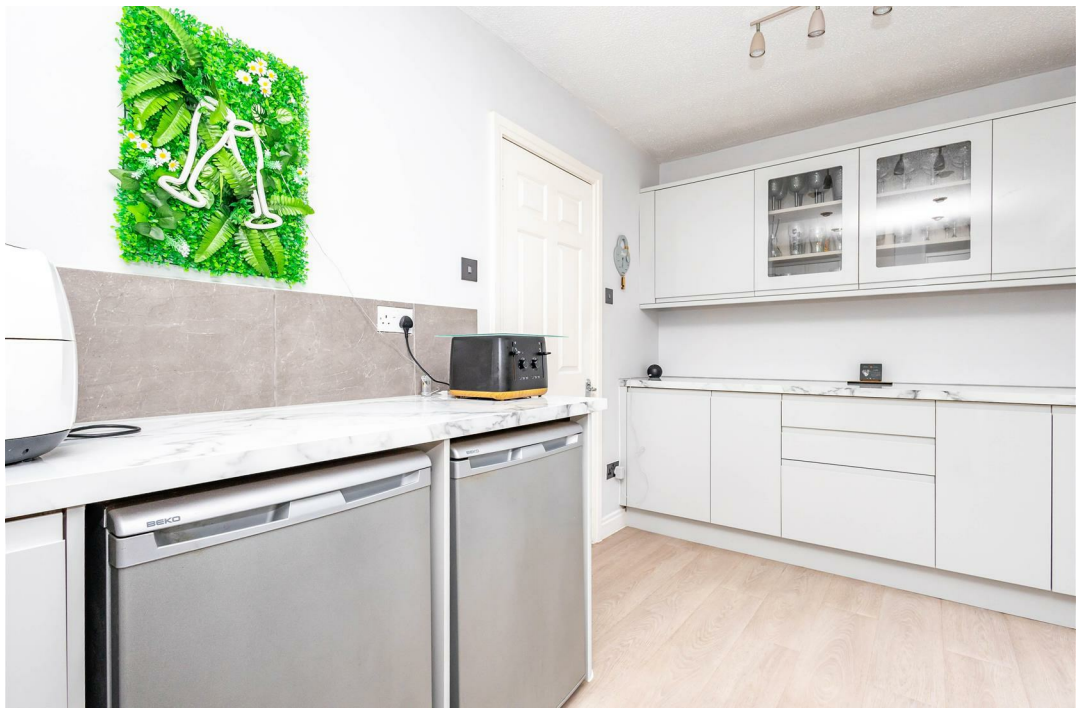






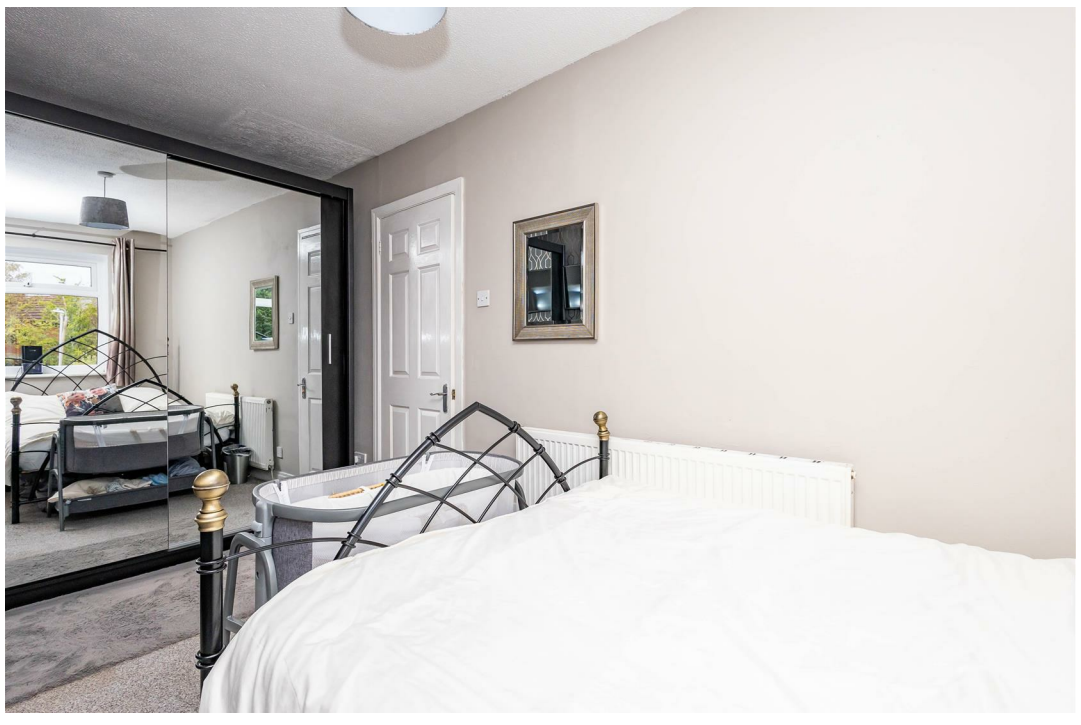


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DON'T YOU
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Whittle
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GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

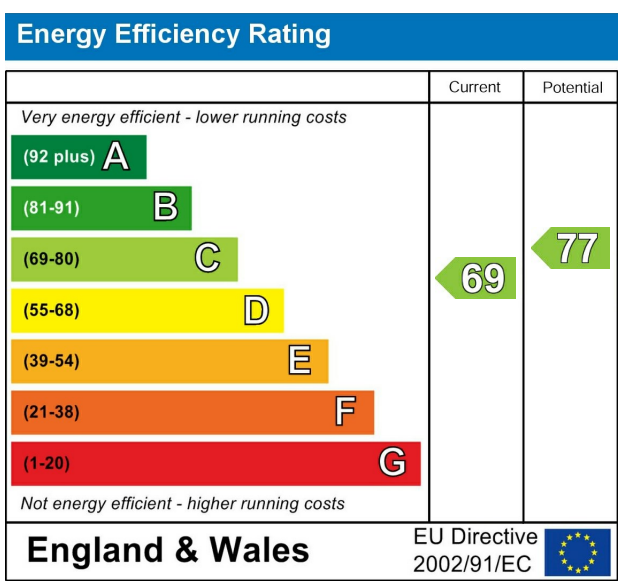
1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.

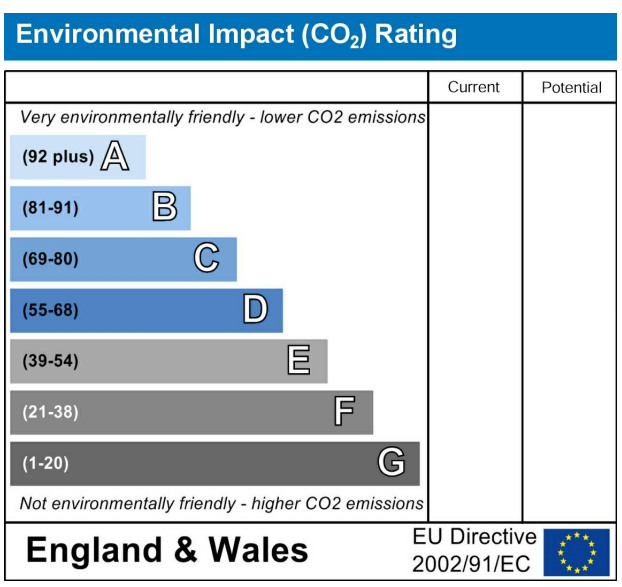


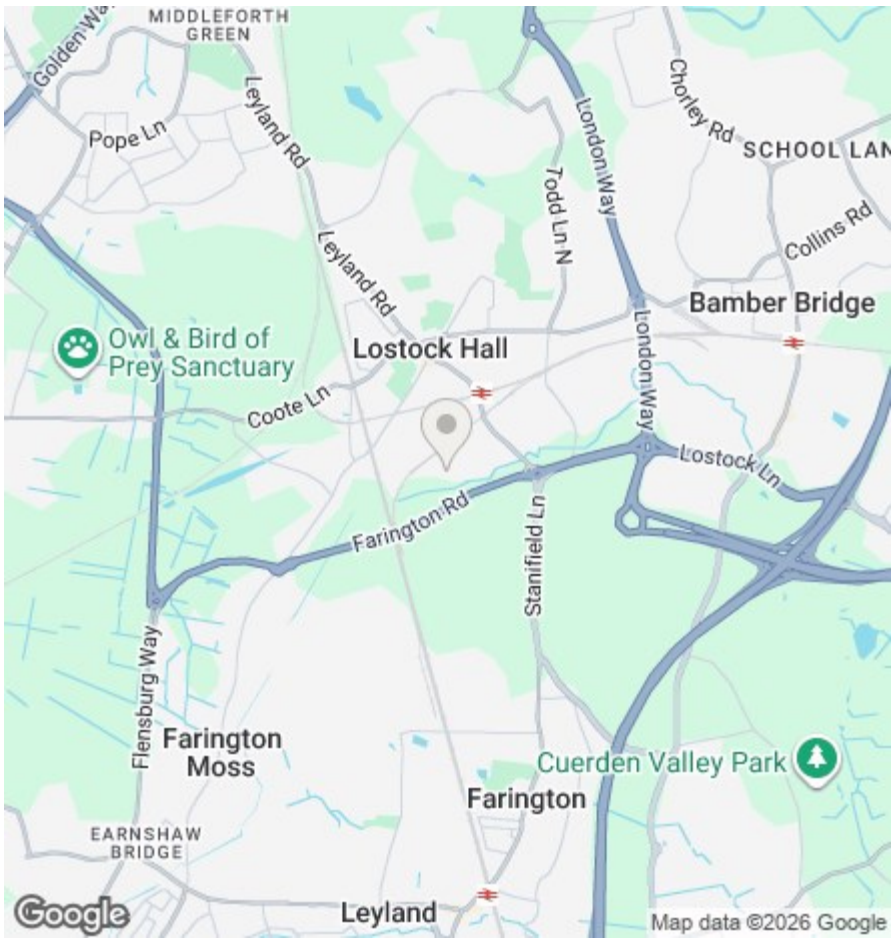
TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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.







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