



## The Ferns, Lostock Hall, Preston

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached home, situated in the highly sought-after area of Walton Park, Lostock Hall, Lancashire. Nestled within a quiet residential setting, this spacious property is perfect for families, offering comfortable and versatile living.

Lostock Hall offers an array of excellent local amenities, including schools, shops, and parks, all within walking distance. For commuters, the home enjoys convenient access to the M6 and M61 motorways, ensuring easy travel to Preston, Chorley, and beyond. Additionally, Lostock Hall train station and regular bus services provide excellent public transport links.

Stepping into the property, you are welcomed into a spacious entrance hallway, where you'll find a convenient WC and the staircase leading to the upper level. The hallway also benefits from under-stair storage, currently used as a pantry, offering versatility. To the left, you enter the generously sized lounge, featuring a charming fireplace and a large bay window overlooking the front aspect.

Continuing through, you reach the dining room, currently used as a second sitting room, adding versatility to the home's layout. From here, you step into the bright and airy conservatory, which serves as the primary dining space, with double patio doors opening onto the garden.

Across the hallway, the contemporary kitchen/breakfast room is well-equipped with integrated appliances, including an oven, hob, and dishwasher. A convenient breakfast bar offers a space for casual dining, and a single door provides access to the side of the property.

The home has undergone recent renovations, including new carpeting on the stairs and newly fitted wooden flooring installed throughout the hall, dining area, and conservatory, adding a fresh and modern feel to the space.

Moving upstairs, you'll find three well-proportioned bedrooms, with the master bedroom and second bedroom benefiting from built-in storage. Additional storage is available on the landing, and the modern three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, the property boasts a private driveway with off-road parking for multiple vehicles, leading to an attached single garage equipped with power and an up-and-over door at the front. The rear of the property features a beautifully maintained south-facing garden, offering a spacious lawn, a stone patio, and a charming summer house—perfect for outdoor enjoyment.





















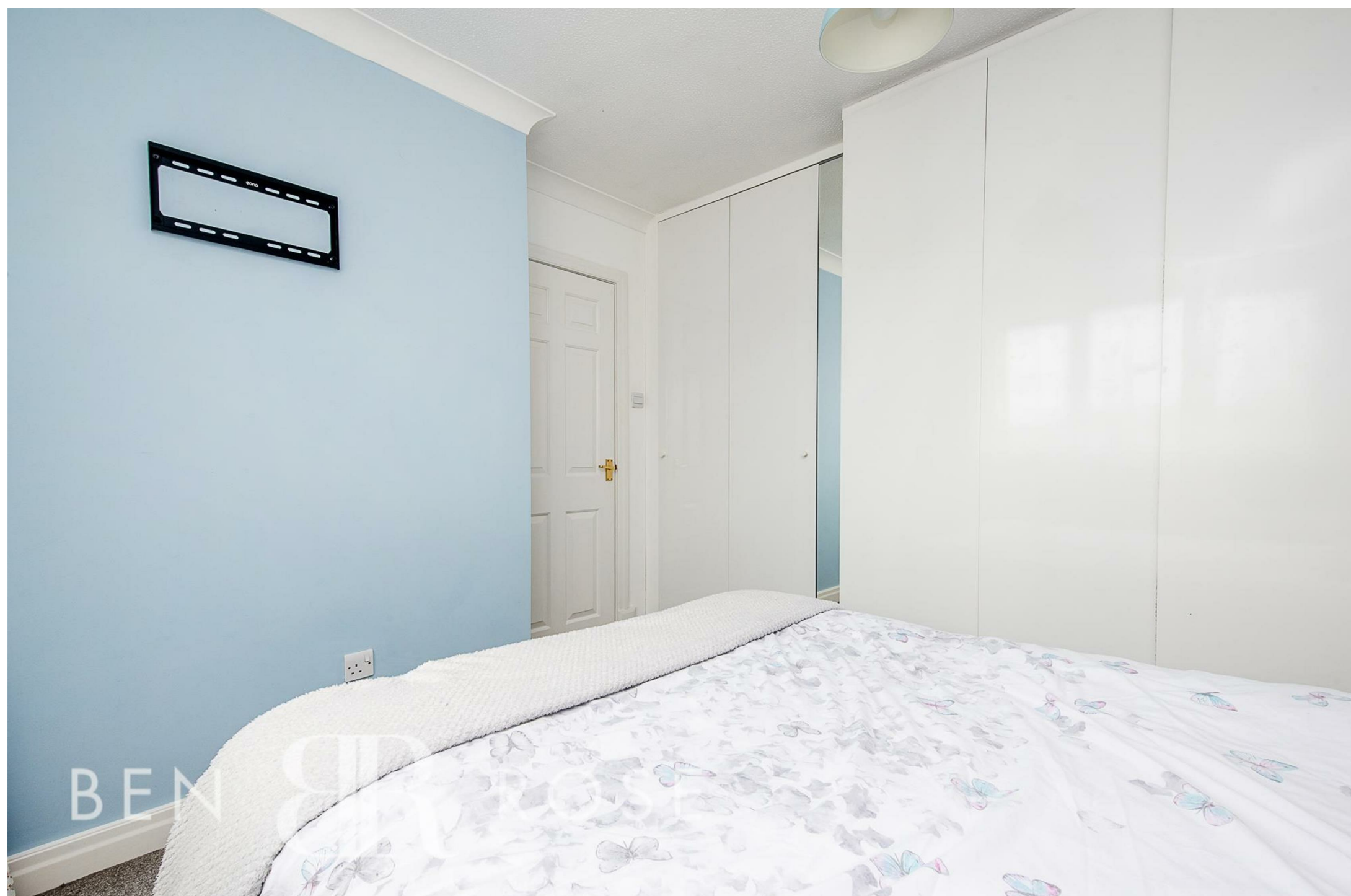
















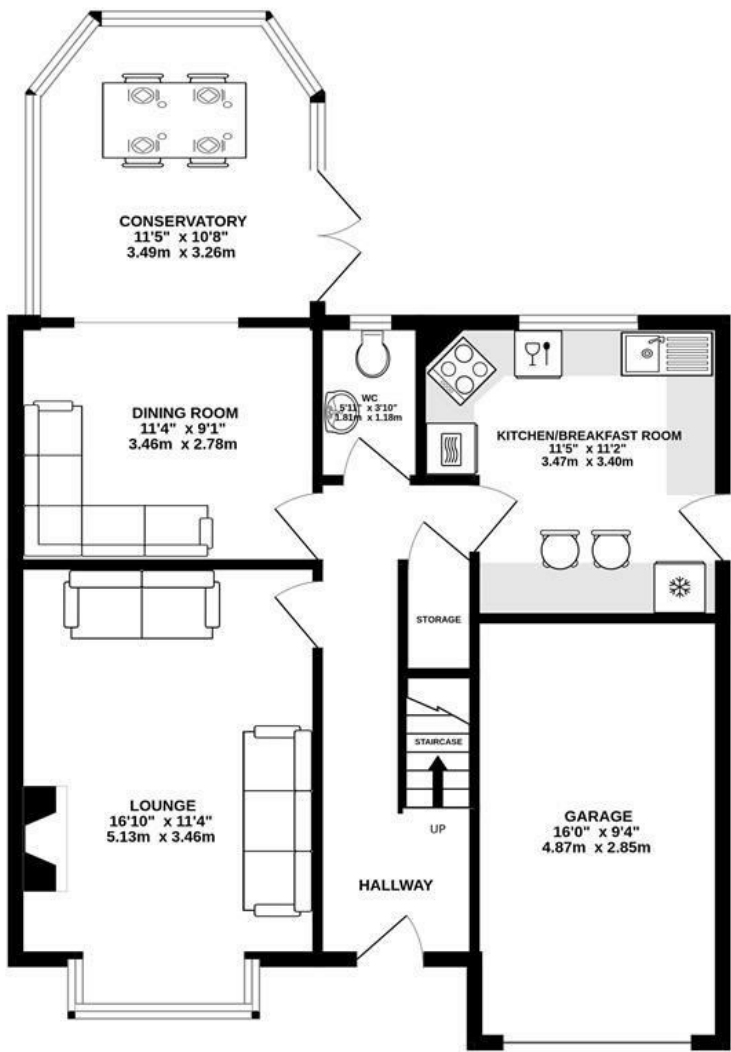




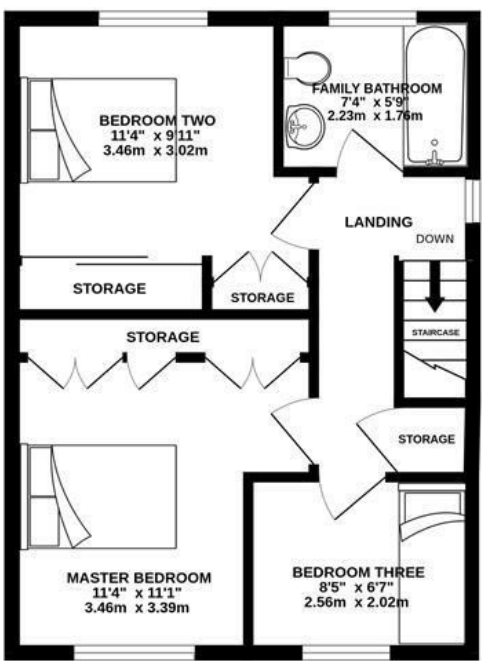


# BEN ROSE

GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 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		
	66	79
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	

