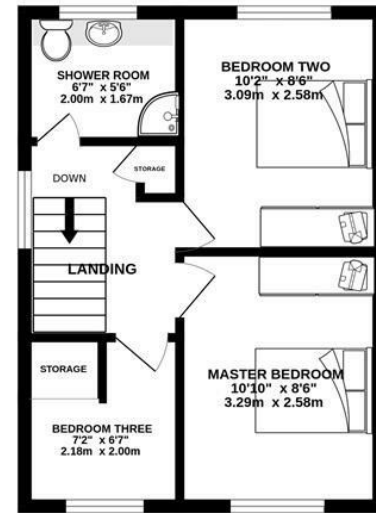
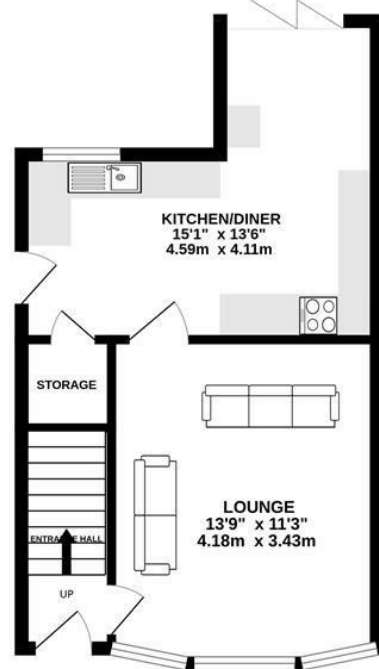
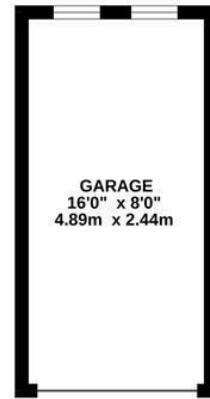


GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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Glendale Avenue, Lostock Hall, Preston

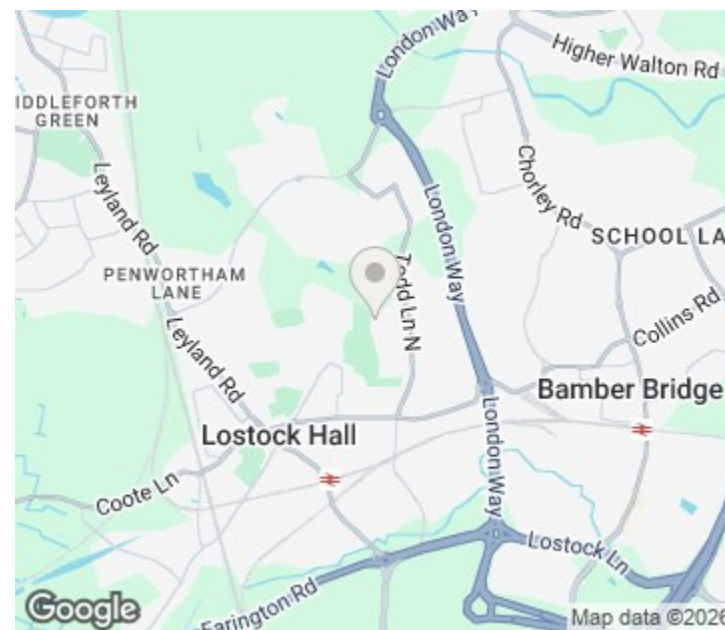
Offers Over £235,000

Ben Rose Estate Agents are pleased to present to market this immaculately presented three-bedroom semi-detached home, ideally positioned in the popular area of Lostock Hall, Lancashire. Finished to a high standard throughout, this property has been thoughtfully updated with new carpets and tasteful neutral décor, creating a bright and welcoming space that is truly ready to move straight into. Perfectly suited to family living, the home offers generous internal accommodation along with an exceptional plot. Lostock Hall itself is a highly convenient location, offering a range of local shops, supermarkets, well-regarded schools, and leisure facilities. Excellent transport links are close by, including nearby train stations with routes into Preston and beyond, regular bus services, and easy access to the M6, M61 and M65 motorways—making it ideal for commuters travelling across the North West.

Upon entering, you are greeted by a welcoming entrance hall that leads through to a spacious and airy lounge with feature gas fireplace. This elegant reception room benefits from a large bay window, allowing natural light to flood the space and enhancing the sense of openness. Moving through, the heart of the home is the recently refurbished kitchen/diner, finished to an impressive specification. Featuring a top-of-the-range Bosch oven and hob, along with an integrated fridge freezer, this stylish space has been designed with both functionality and entertaining in mind. The kitchen overlooks the substantial rear garden, while the dining area is bathed in light from surrounding windows and a set of bi-folding doors that open out onto a patio seating area—seamlessly blending indoor and outdoor living. Additional ground floor benefits include a useful understairs pantry and a side access door from the kitchen.

To the first floor, a spacious landing with a window continues the home's bright and airy feel. There are two generously sized double bedrooms, both complete with recently fitted mirrored built-in wardrobes, offering ample storage. A third single bedroom, currently utilised as a dressing room, also benefits from built-in storage, making it a versatile space to suit a range of needs. There is further storage available from a cupboard on the landing. Completing the first floor is a modern and well-appointed shower room, featuring sleek fittings and built-in cabinetry.

Externally, the property truly excels, occupying a substantial corner plot. To the front, there is a well-maintained garden alongside a very large driveway providing off-road parking for multiple vehicles, setting the home back nicely from the road and enhancing its sense of privacy. To the rear, you will find a particularly generous garden, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation, and importantly, not overlooked—offering a high degree of privacy. A large detached garage further adds to the practicality of the home. This is a superb opportunity to acquire a beautifully finished, spacious family home in a highly convenient location, with nothing left to do but move in and enjoy. Early viewing is highly recommended.



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	
70	77
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	
EU Directive 2002/91/EC	

