



**Graham Avenue, Lostock Hall, Preston**

**Offers Over £245,000**

Ben Rose Estate Agents are pleased to present to market this charming detached bungalow situated within the highly desirable area of Lostock Hall, Lancashire. Beautifully positioned for those seeking peaceful residential living without compromising on convenience, this well-appointed home offers generous accommodation ideal for couples, families and first-time buyers. Lostock Hall provides an impressive range of nearby amenities including shops, pubs, restaurants and schools, with excellent transport links available. Frequent bus services connect to Preston and Bamber Bridge, while the nearby M6, M61 and M65 motorways offer superb access across the region, making this a fantastic choice for commuters.

Entering the home, the welcoming entrance hall leads through to the principal rooms which are thoughtfully laid out across the ground floor. To the front elevation is an inviting lounge, enhanced by a bay window that fills the space with natural light, as well as French doors opening directly to the rear garden. The heart of the home is the stunning modern kitchen/breakfast room, featuring built-in appliances, composite stone worktops and a central kitchen island, offering a stylish yet practical space for cooking and dining. There is also convenient garden access, perfect for summer entertaining and alfresco meals.

The remainder of the ground floor provides the main sleeping accommodation. The master bedroom is a comfortable double, while the second bedroom also offers double proportions and features fitted wardrobes for added storage. A contemporary family shower room completes the internal layout, finished with a walk-in shower and modern fixtures.

Externally, the property occupies a generous plot. A driveway to the front provides off-road parking for multiple vehicles and leads to a garage with an electric up-and-over door. The wrap-around garden spans three sides of the home, consisting of manicured lawns, mature shrubs, trees and a pleasant seating area. Additional features include a wooden summer house with power, a greenhouse and a vegetable patch—ideal for gardeners or those looking to create an outdoor haven.

In summary, this delightful bungalow delivers comfort, space and convenience in a sought-after location, presenting an excellent opportunity for a range of buyers.



















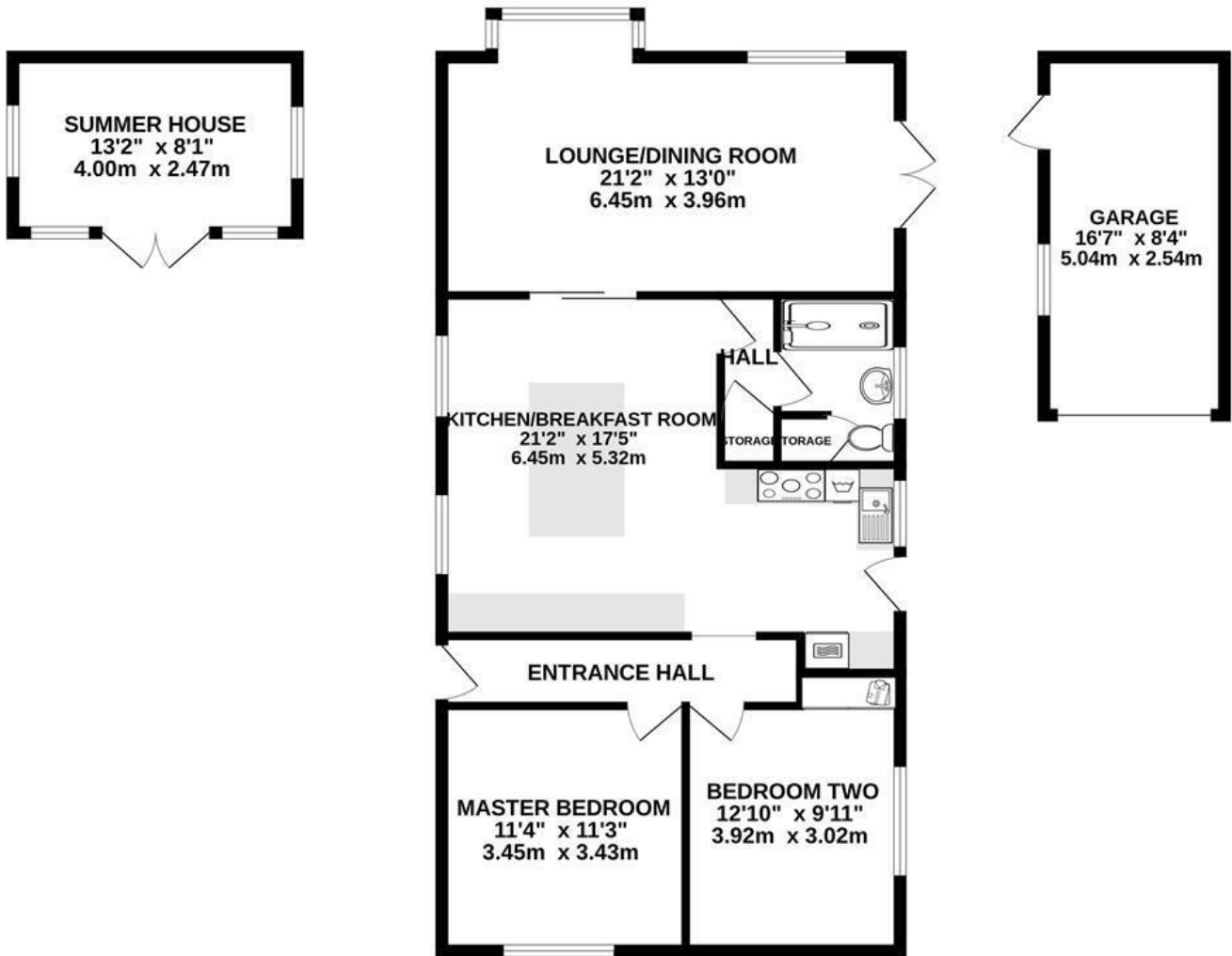








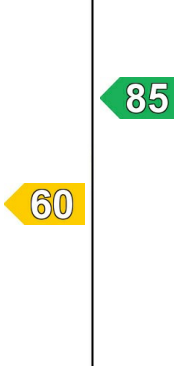
GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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	<div>60</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

