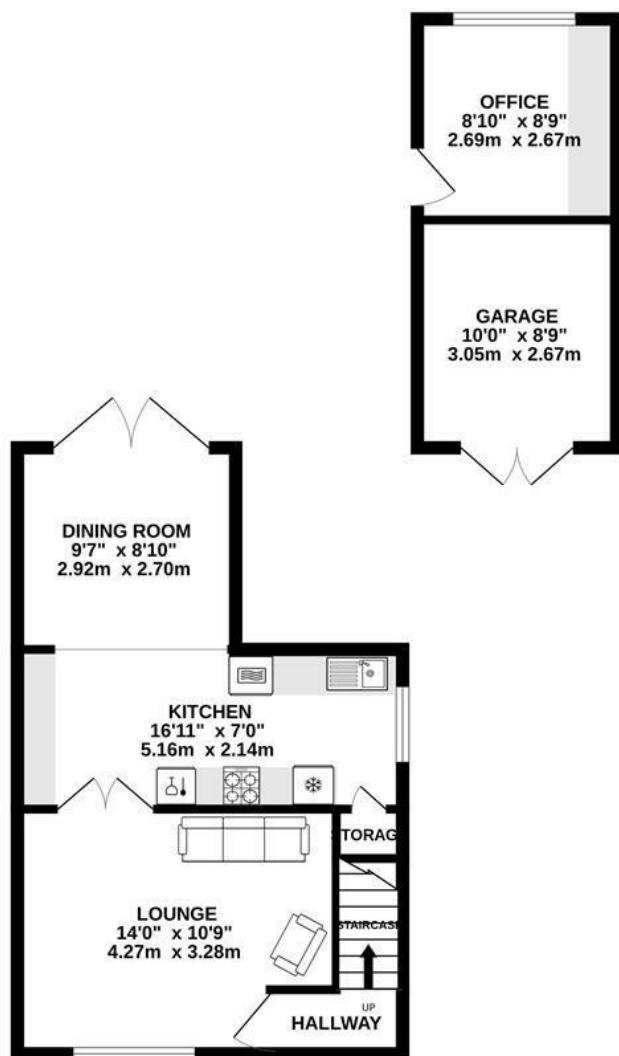
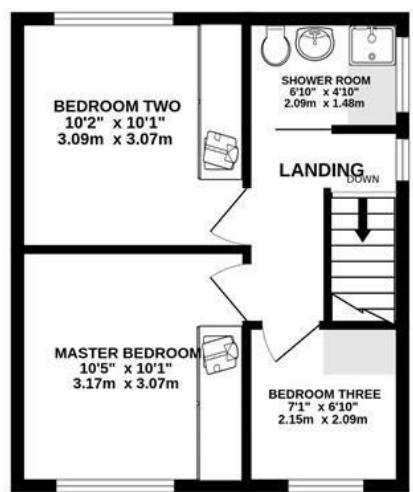


GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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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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	84	
(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	69	
(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	



BEN  ROSE



Albrighton Road, Lostock Hall, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this CHAIN FREE, three bedroom, semi detached property in the heart of Lostock Hall. Benefitting from easy access to Leyland town and Preston city centres, great motorway links (M6/M61) and superb local schools, shops and amenities. The property is only a five minute walk to the river and to St. Catherine's Park which is great for children and dog walking. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the spacious lounge. Through double doors off the lounge is the open-plan kitchen/diner with integrated oven and hob with plenty of space for a large family dining table. From the dining area you have access to the rear garden via the beautiful patio doors.

Moving upstairs, you'll find three good sized bedrooms. The master and bedroom two both benefit from fitted wardrobes. You'll also find the newly fitted a year ago, modern three piece shower room on this floor with a large walk-in shower.

Externally, to the front of the property is a sizeable paved driveway with space for multiple cars. To the rear is a generously sized south-facing garden that features both lawn and patio area and receives plenty of sunshine throughout the day. The property also boasts a fully insulated single detached garage which has been converted into a gym/storage and separate office, ideal for home working and also benefits from having an electric car charging port on the driveway wall too.

