



## North Grove, Lostock Hall, Preston

**Offers Over £300,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, located in the highly sought-after area of Lostock Hall. Situated on a quiet cul-de-sac, this home would make an ideal purchase for a growing family. The property enjoys a prime location close to excellent local schools, shops, and everyday amenities. It also benefits from superb travel connections, with Lostock Hall train station nearby and convenient access to the M61 and M6 motorways.

Upon entering the property, you are welcomed into the entrance hallway which features a convenient cloak storage area and the staircase leading to the upper floor. From here, you can access the impressive open-plan lounge/diner — a generously sized space with dual-aspect windows, a stunning feature gas fireplace, and ample room to accommodate modern family living. Sliding patio doors lead to a bright and airy conservatory at the rear. This versatile space, currently used as a second sitting room, offers lovely views of the garden and access via double patio doors. The ground floor is completed by the kitchen, equipped with an integrated dishwasher, ample storage, and space for additional freestanding appliances. A single door provides access to the side of the property.

Upstairs, the property boasts four well-proportioned double bedrooms, with the master bedroom benefitting from fitted storage. A stylish four-piece family bathroom completes this level.

Externally, the front of the property features a private driveway offering off-road parking and access to the attached garage. The garage includes an up-and-over door at the front, a side entrance, and offers excellent additional storage and utility space. To the rear is a beautiful south-facing garden, generously sized with a well-maintained lawn, established borders, and a flagged patio — perfect for outdoor dining and entertaining.

Early viewing is highly recommended to avoid disappointment.





































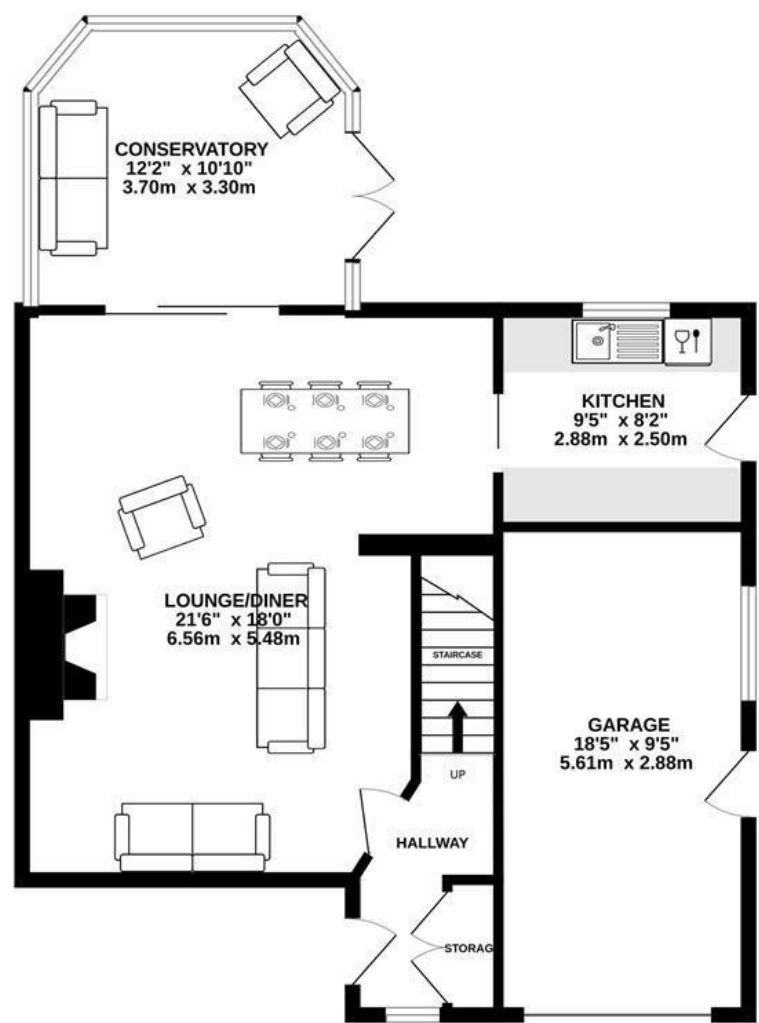




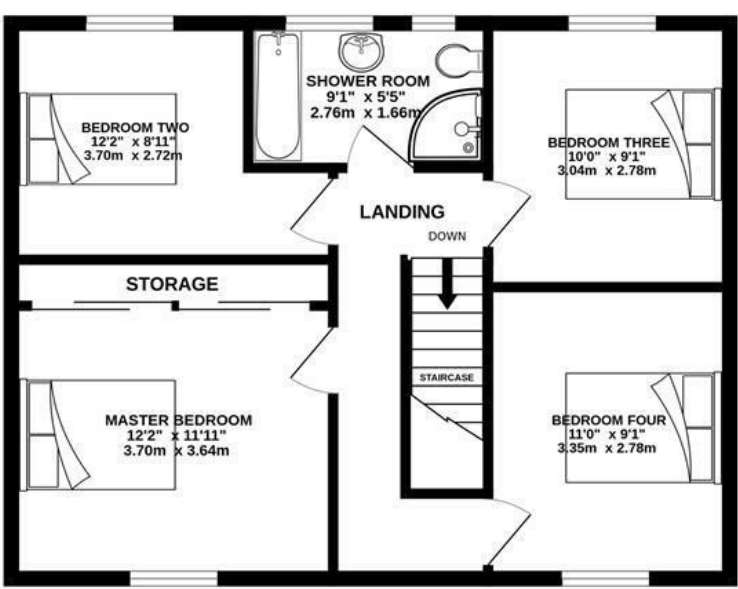


# BEN ROSE

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		

