



BEN ROSE

## Lourdes Avenue, Lostock Hall, Preston

Offers Over £179,950

Ben Rose Estate Agents are delighted to present this extended three-bedroom semi-detached home, situated on a quiet residential street in Lostock Hall. Ideally located just a short drive from both Leyland and Preston town centres, the property benefits from superb local shops, amenities, and excellent transport links via the M6 and M61 motorways. Offering spacious and versatile rooms throughout, this home is perfect for small families or first-time buyers.

Upon entering, the spacious hallway provides access to the generously sized lounge, which features a large front-facing window, a fireplace, and French doors leading into the kitchen/diner. Adjacent to the hall is the utility room, equipped with worktops, space for a washer and dryer, external side access, and an internal door leading to the WC and kitchen/diner.

The kitchen/diner is the heart of the home, boasting a modern kitchen with a breakfast bar and integrated appliances, including a hob and oven. There is ample space for a large family dining table, and the room opens into the conservatory, which enjoys garden views and direct access to the outdoor space. This versatile room can be used as a dining area, sitting room, or playroom.

Upstairs, the property offers three bedrooms, two of which are doubles. The master bedroom includes fitted wardrobes, while the recently renovated family bathroom features high ceilings and an over-the-bath shower.

Externally, the home boasts a large garden with a combination of decking, a lawn, and a pond. A generous outbuilding consists of a garage and workshop, with additional outdoor storage. The front driveway, capable of accommodating three cars, extends down the side of the home, complimenting the low-maintenance front yard.



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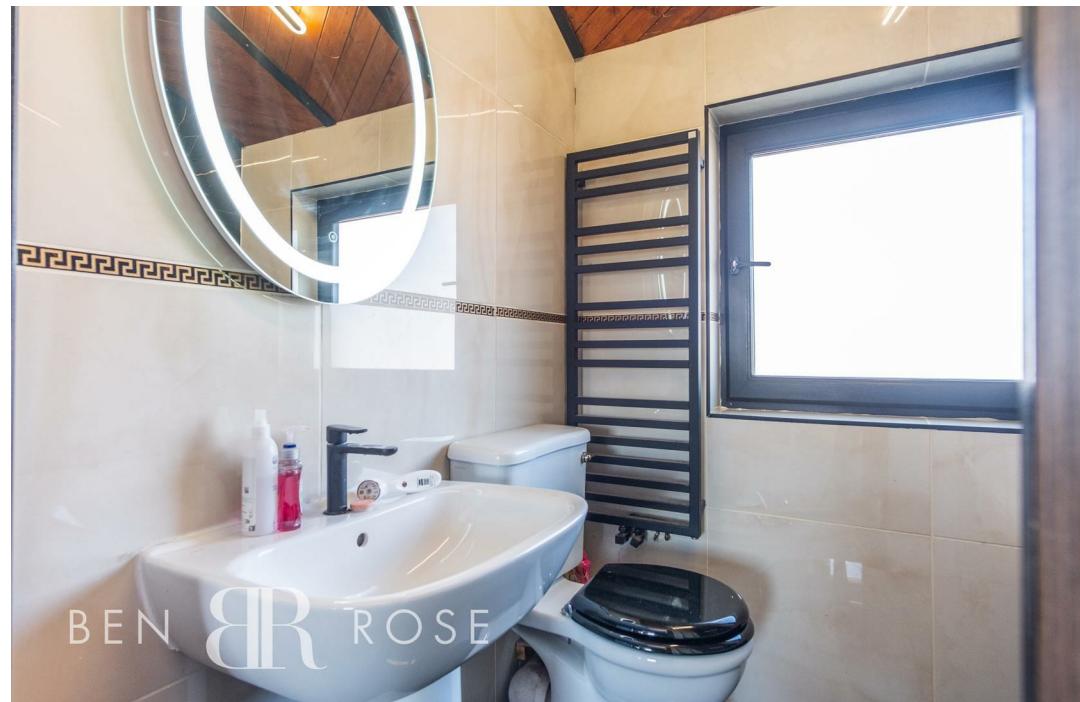


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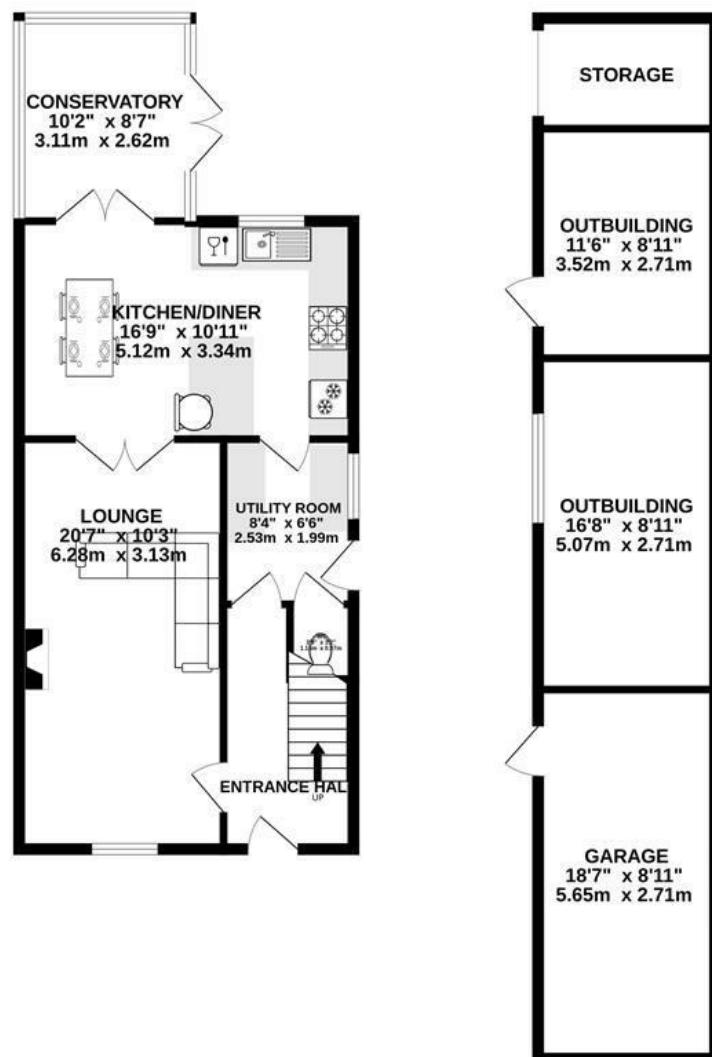
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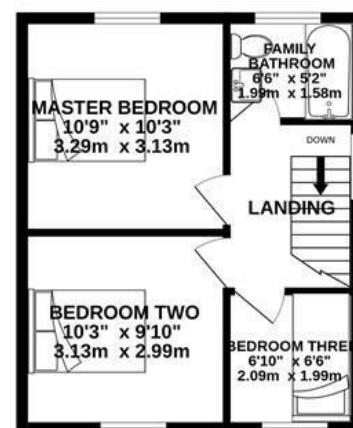


# BEN ROSE

GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 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 general guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(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	

