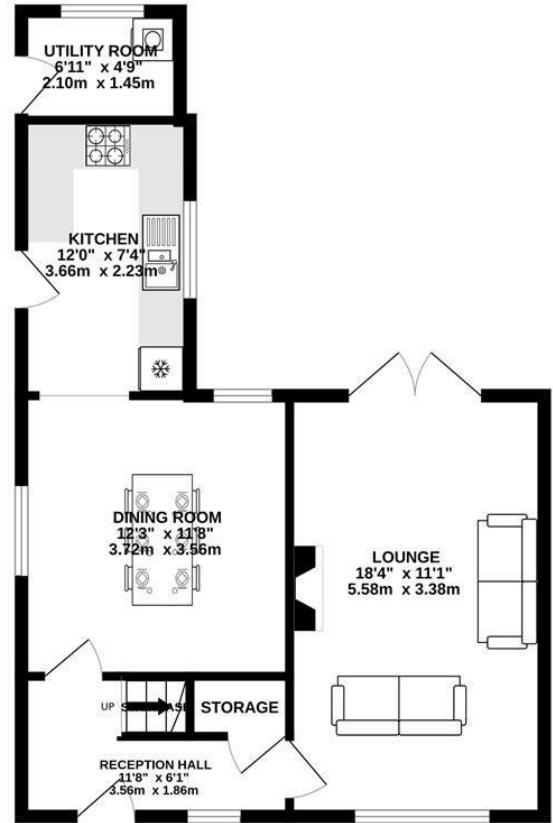
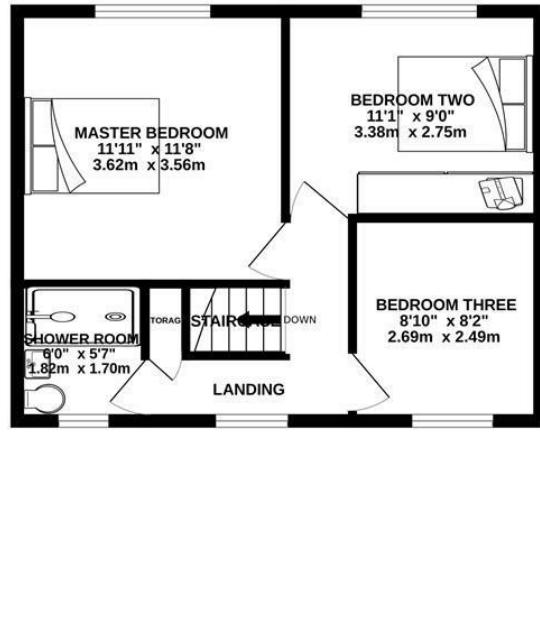


GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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 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	83	
(69-80) C	69	
(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	83	
(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



Coote Lane, Lostock Hall, Preston

Offers Over £169,950

Ben Rose Estate Agents are delighted to introduce to the market this three bedroom semi-detached property situated on a popular road in Lostock Hall. This home would be an ideal purchase for a first time buyer looking to get onto the property ladder, or for those looking to downsize. It benefits from easy access to Leyland town and Preston city centres, great motorway links (M6/M61) and highly regarded schools on your doorstep. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall that gives through access to the majority of ground floor rooms. Here, you'll find the spacious lounge that features a fireplace as a main focal point and even has patio doors leading out to the garden. Moving back through the hall, you'll find the dining room that offers space for a large family dining table and is set in a partial open plan with the kitchen. The kitchen features handleless cabinets as well as space for freestanding appliances to be fitted. You'll also find side access to the driveway with additional access to the outdoor utility room.

Moving upstairs, you'll find three good sized bedrooms with bedroom two benefitting from a fitted wardrobe. You'll also find the modern three piece shower room on this floor with a large walk-in shower.

Externally, to the front of the property is a sizeable driveway with space for two cars to the front and an additional two cars to down the side of the home via the side gate. To the rear is a beautifully presented garden that features a patio area and central lawn that wraps around slightly to behind the home. The garden also offers a good amount of seclusion and benefits from an ample amount of sunlight throughout the day.

