



## **Mercer Road, Lostock Hall, Preston**

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to the market this extended three-bedroom semi-detached property, located in the sought-after area of Lostock Hall. Ideally suited to families and professionals alike, the home offers generous living space both internally and externally. The property benefits from excellent local amenities, well-regarded schools within close proximity, and superb travel links, including easy access to Leyland, Preston, and the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious lounge, which features a well-maintained working log burner fireplace and a large window overlooking the front aspect. From here, you move through to the open plan L-shaped kitchen/diner. The contemporary fitted kitchen offers ample storage, an integrated oven and hob, and a handy utility cupboard housing space for a washing machine and dryer. The dining area provides plenty of room for a large family dining table, with convenient access to understairs storage and double patio doors leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master benefiting from generous integrated storage. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the front of the home boasts a private driveway providing off-road parking for two vehicles. To the rear is a generously sized garden with a well-maintained lawn. At the far end of the garden is an impressive outbuilding/garden room, offering versatile additional living space. Currently used as a playroom, it would also be ideal as a gym, home office, or small business studio.

Early viewing is highly recommended to avoid potential disappointment.





















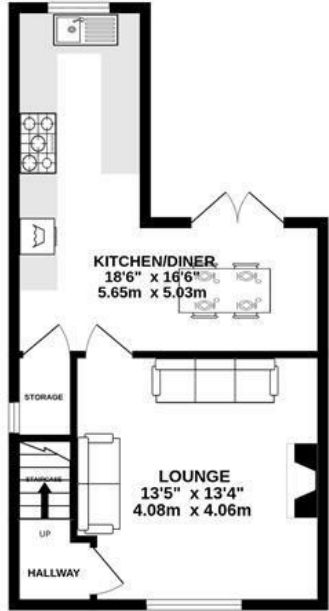
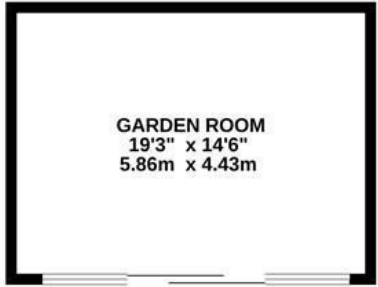






# BEN ROSE

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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                                 |         | 82                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 67      |                                                                                                             |
| (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 CO2 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 CO2 emissions |         |                                                                                                                  |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |

