



Cypress Grove, Lostock Hall, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this extended, four-bedroom semi-detached home, situated on a desirable corner plot in the heart of Lostock Hall. This versatile family home offers a wealth of space and flexible living arrangements, perfect for growing families. Ideally located, the property benefits from excellent travel links, with convenient bus routes and easy access to the M6 and M65 motorways. Nearby towns such as Preston and Leyland offer a variety of shopping, dining, and leisure facilities, while reputable schools and local amenities are also within close proximity.

Upon entering, you are welcomed into a bright and inviting reception hall that sets the tone for the rest of the home. The spacious lounge, located to the rear, features a charming fireplace and offers ample space for a dining area, with patio doors leading out to the rear garden. Located back through the hall is the breakfast room, which seamlessly opens into the well-appointed kitchen, providing a perfect space for casual family dining. Beyond the kitchen, you'll find a convenient utility room and a downstairs WC. The property also benefits from a cosy snug that enjoys additional access to the rear garden and flows effortlessly into the family dining room, creating an ideal layout for entertaining and family gatherings.

Moving upstairs, the first floor hosts four well-proportioned bedrooms, with three of the bedrooms being double bedrooms, offering plenty of space for a growing family. The master bedroom is a particular highlight, complete with a walk-in dressing room that provides excellent storage solutions. The remaining three bedrooms are all generously sized, ensuring versatile use as children's rooms, guest rooms, or home office space. Completing the first floor is a modern three-piece family bathroom, fitted with an over-the-bath shower for added convenience.

Externally, the property boasts a gated front garden with a pathway leading up to the house, offering a pleasant approach. The garden wraps around to the rear, where a paved area provides a low-maintenance outdoor space. The original garage, now converted into an outbuilding, offers versatile potential and could be easily reverted if required. To the rear, a driveway provides off-road parking for two cars.

This charming family home, with its extended living space and convenient location, is perfectly suited for families seeking a versatile and well-connected property.















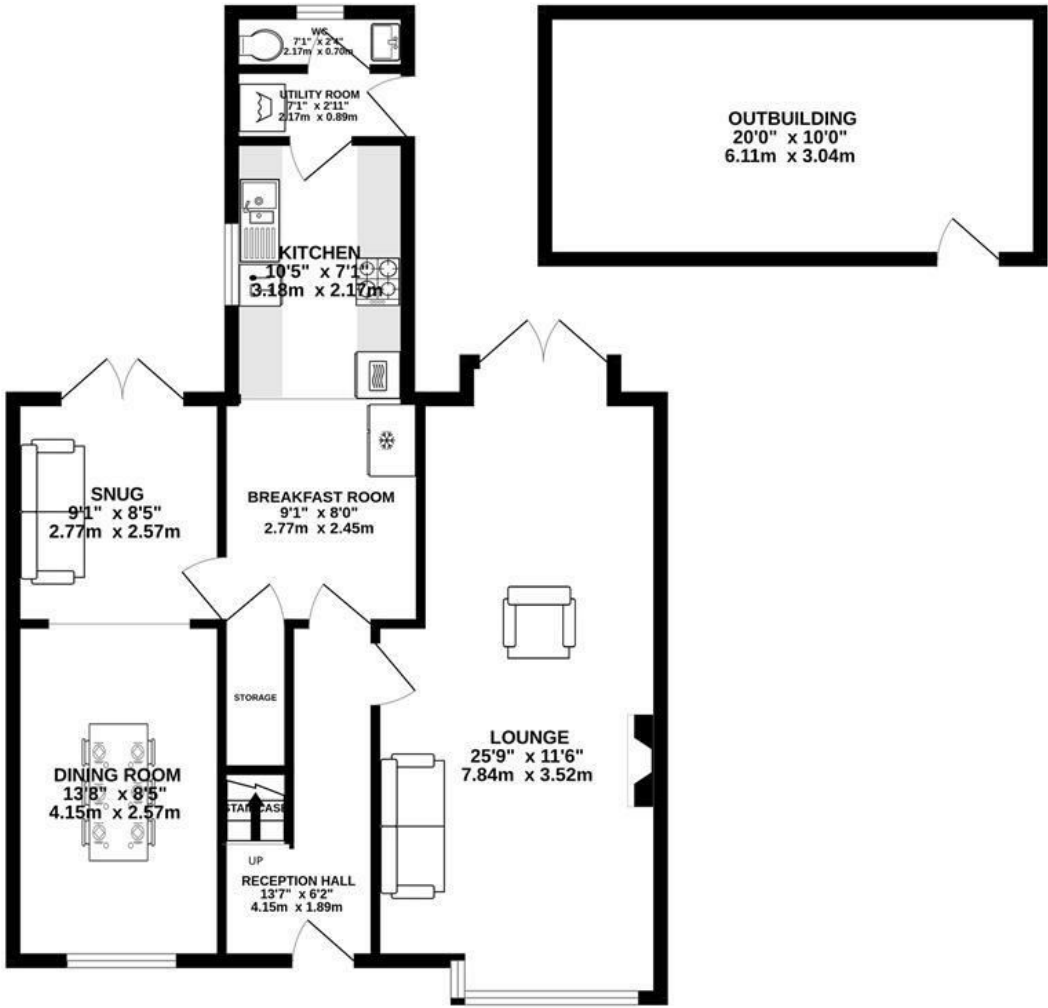




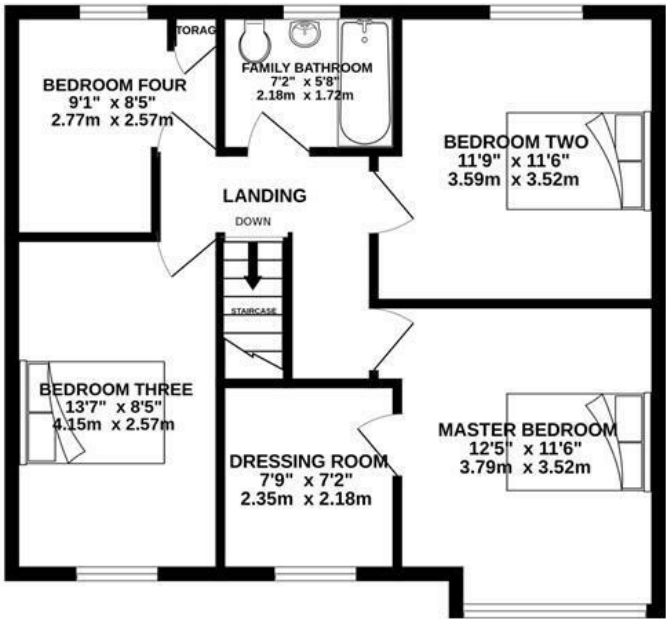


BEN ROSE

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

