BEN ROSE



Mercer Road, Lostock Hall, Preston **Offers Over £205,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached home, ideally situated in the sought-after area of Lostock Hall. Offering spacious and versatile accommodation throughout, this property is perfectly suited to couples and growing families seeking a home ready to move into. Conveniently located close to Lostock Hall centre, residents can enjoy an excellent selection of local shops, bars, restaurants, pubs and well-regarded schools. The area also benefits from rail services to Preston and Blackburn, excellent bus links to Preston, Leyland and Chorley, and easy access to the M6, M61 and M65 motorways, making commuting simple.

Stepping through the entrance hall, you are welcomed into a spacious front lounge, providing a comfortable space to relax. To the rear, the impressive extended kitchen and dining room serves as the heart of the home, featuring a modern fitted kitchen, two Velux windows allowing plenty of natural light, a five-ring gas hob with double oven, and generous dining space. A door leads through to the bright conservatory, overlooking the rear garden and creating an additional reception area.

The first floor hosts a generous full-width master bedroom, a further well-proportioned double bedroom, and a modern three-piece family bathroom, all thoughtfully arranged to suit everyday family living.

Externally, the property boasts a paved driveway providing off-road parking for up to five vehicles, with gated side access leading to an external garage. The substantial rear garden features both natural and artificial lawns, a paved patio perfect for entertaining, mature plants and shrubs, and high fencing for added privacy, completing this fantastic home.










Hotpoint
IMPORTANT


RESERVED
DOG


RESERVED
DOG













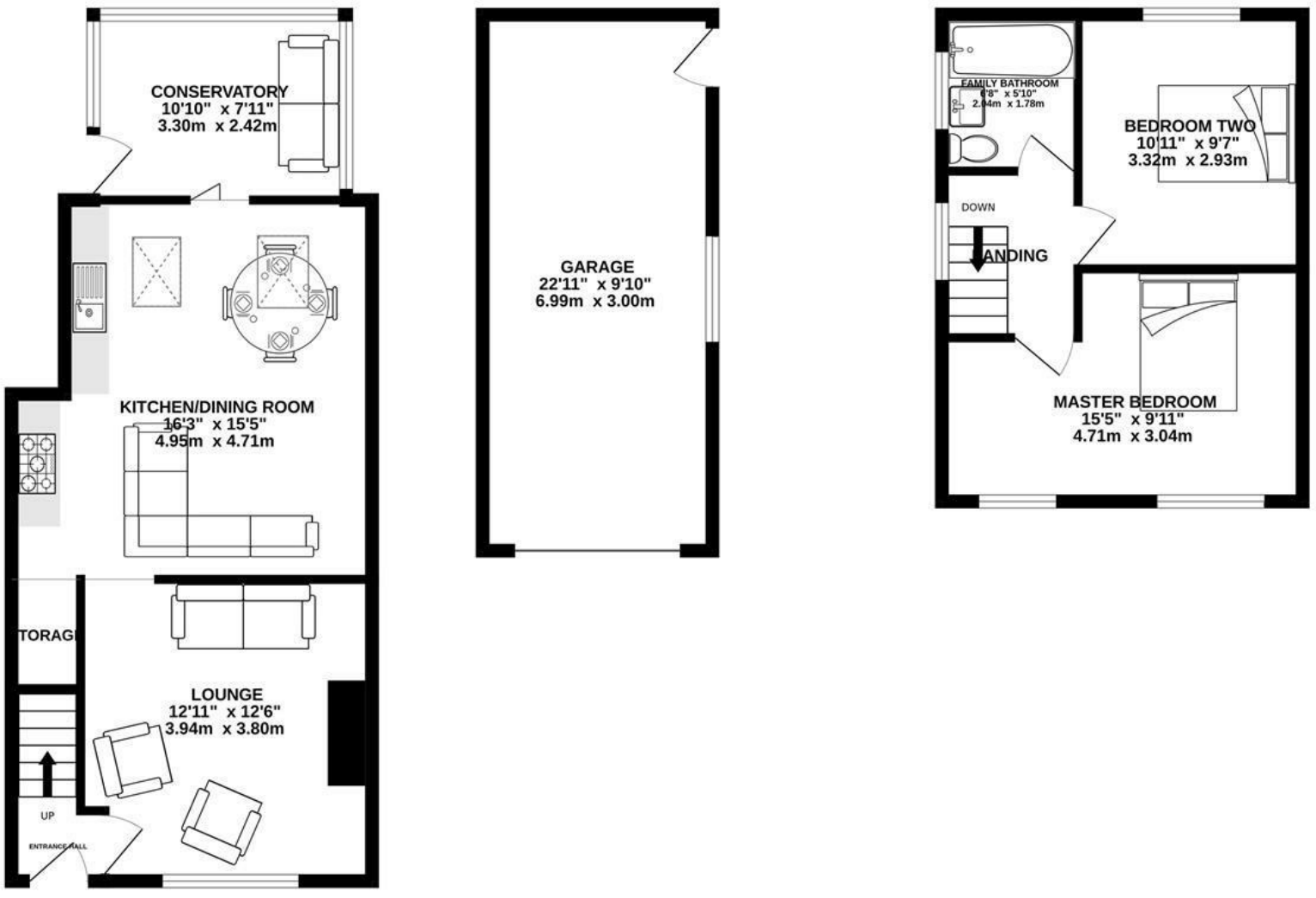




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GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

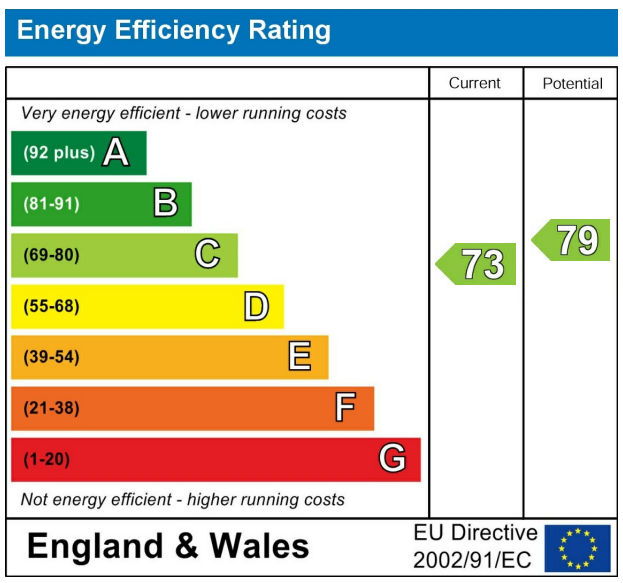
1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.

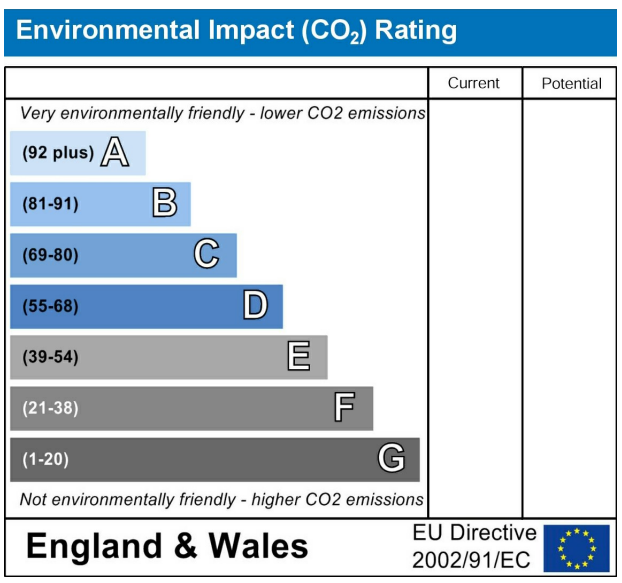


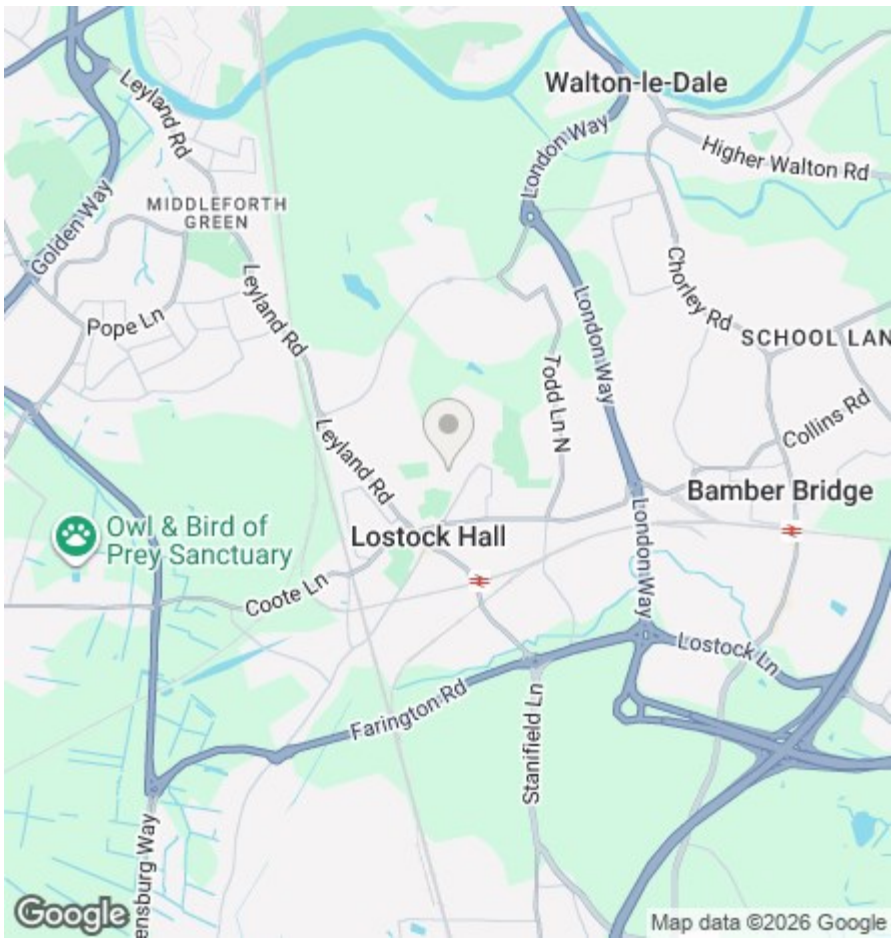
TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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