



BEN ROSE

Brownedge Road, Lostock Hall, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to the market this unique opportunity to acquire a prime commercial (A1 and A2) and residential dwelling in the sought-after location of Lostock Hall. This property offers the perfect blend of business and residential spaces, making it an ideal choice for those who want the convenience of running their own business from home. The commercial side of the property is incredibly versatile, catering to various uses from an office space to a charming microbrewery or a cozy café. The residential aspect spans three floors, featuring three well-appointed bedrooms. Nestled within a corner plot, this home enjoys a convenient setting with local bus routes, shops, and amenities right on its doorstep, ensuring both work and leisure are effortlessly accessible.

As you step inside, the reception hall welcomes you with a sense of charm and space. The spacious lounge is complete with a feature fireplace that adds a touch of character. Dual aspect windows bring natural light into the space, creating an inviting atmosphere. The kitchen/diner offers a practical space for family gatherings as well as daily usage, with access into the rear of the property. An internal passage leads to the adjoining shop, currently utilised as a microwave repair business. This space is designed for seamless integration with your home life, featuring office space and a generously sized store cupboard. A separate storage room with its own entrance provides extra convenience for business operations.

Moving up to the first floor, you'll discover three bedrooms, with the master bedroom benefiting from fitted wardrobes that offer ample storage. The family bathroom is equipped with a three-piece suite and a convenient over-the-bath shower, ensuring comfort and functionality for the household.

The second floor reveals an attic room with versatile potential, providing storage space or accommodating your creative aspirations.

Outside, the property boasts a range of features that add to its appeal. A gated driveway at the rear offers parking space for multiple cars, doubling as another area to the rear of the property. Additional parking can be found behind the home, ensuring ample room for vehicles. All spaces benefit from no parking restrictions whatsoever. A side garden enhances the outdoor space and offers possibilities for relaxation or gardening. The flat roof presents an exciting opportunity for potential extension, allowing you to tailor the home to your evolving needs and desires.

In summary, this commercial and residential gem stands in a prime location, providing the perfect platform for combining work and living spaces. With its unique features, versatile layout, and excellent amenities nearby, this property presents an irresistible chance to embrace a dynamic lifestyle. Don't miss out on this exceptional opportunity. Contact Ben Rose Estate Agents today to arrange a viewing and explore the endless possibilities that this property holds.

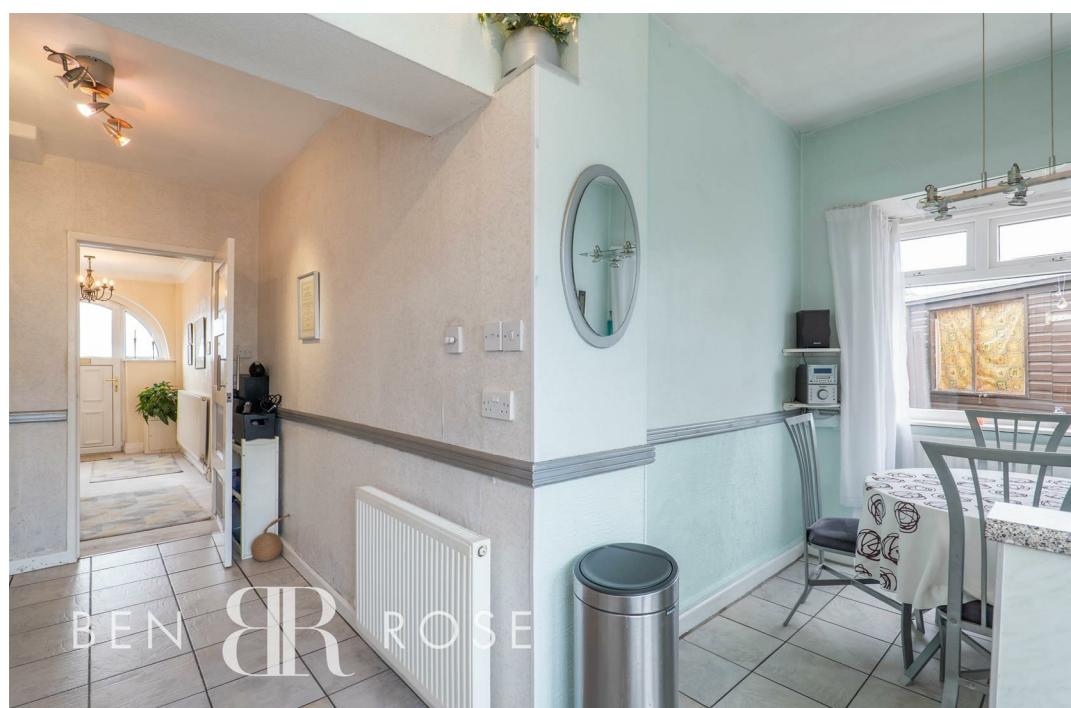


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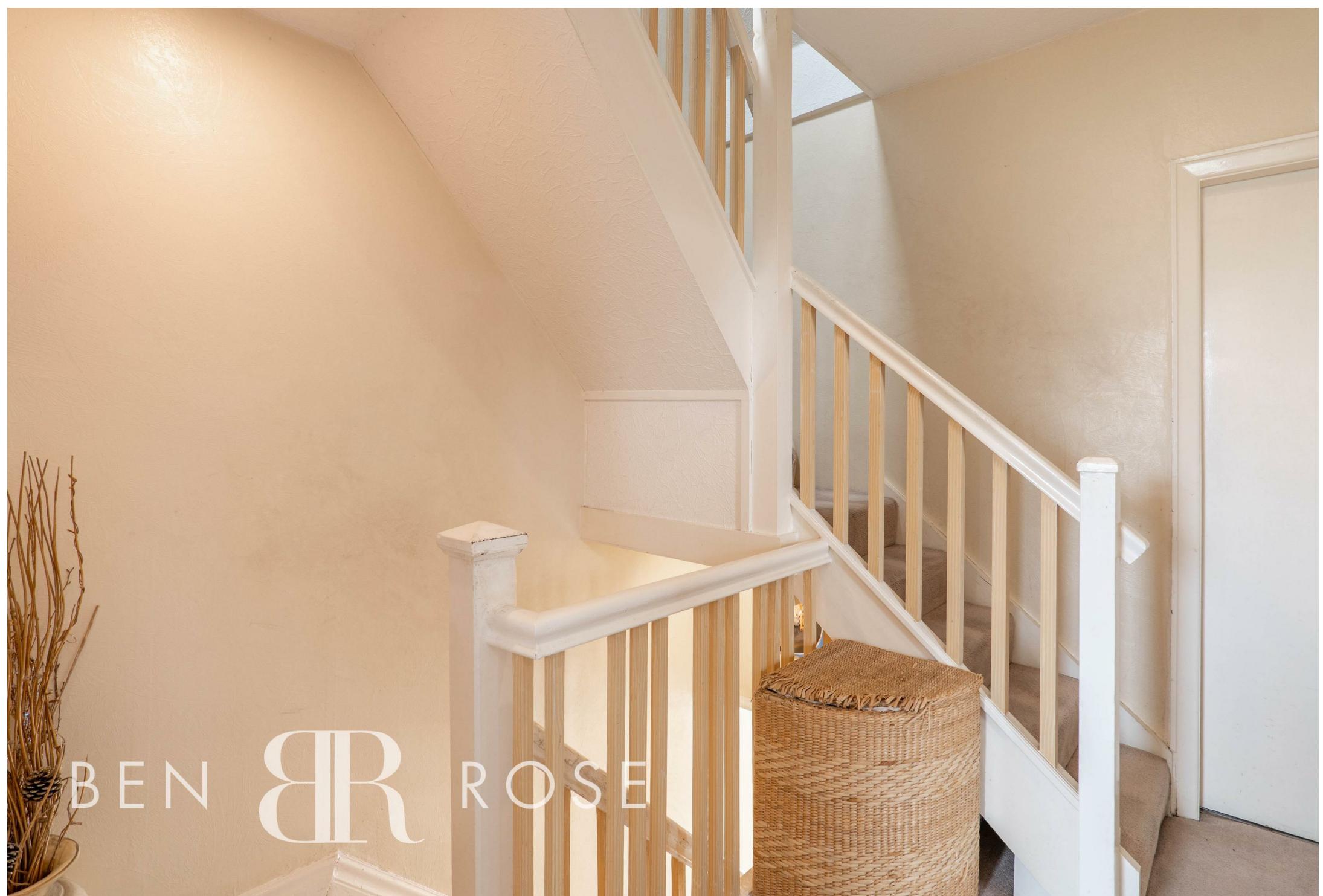




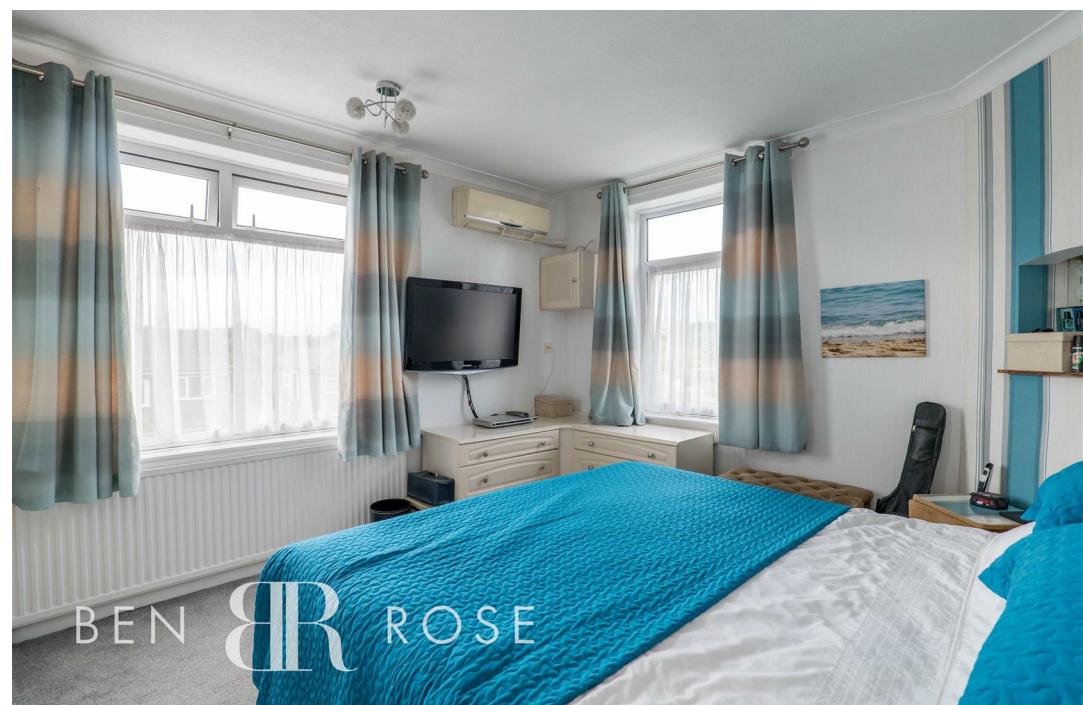
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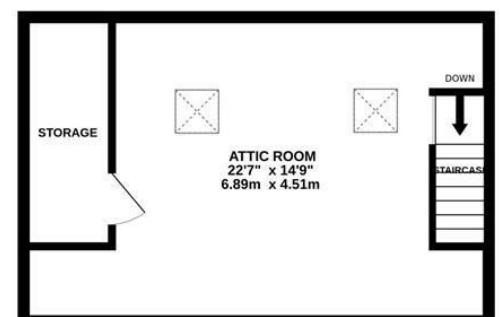
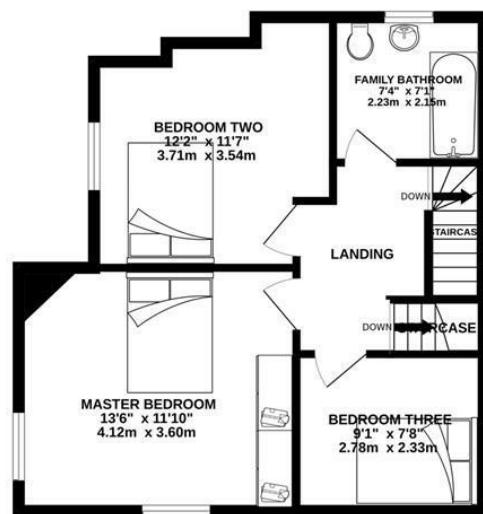
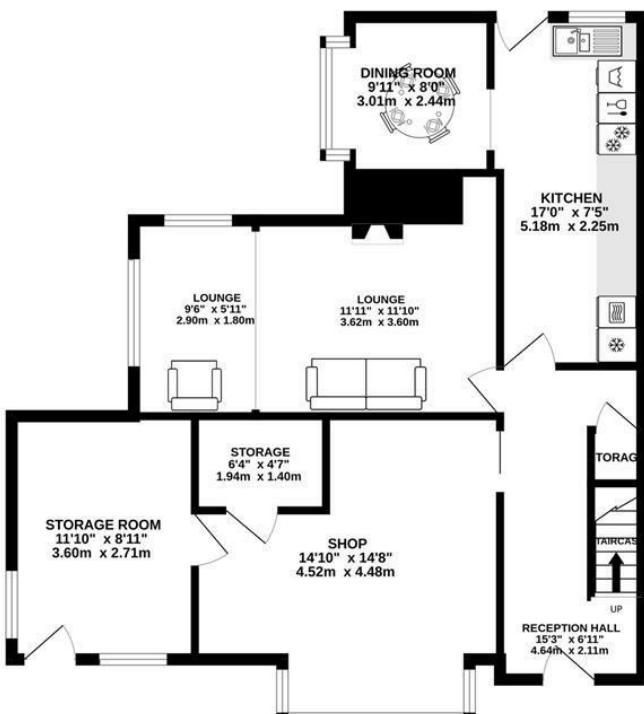


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GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.

2ND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) 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		

