BEN ROSE

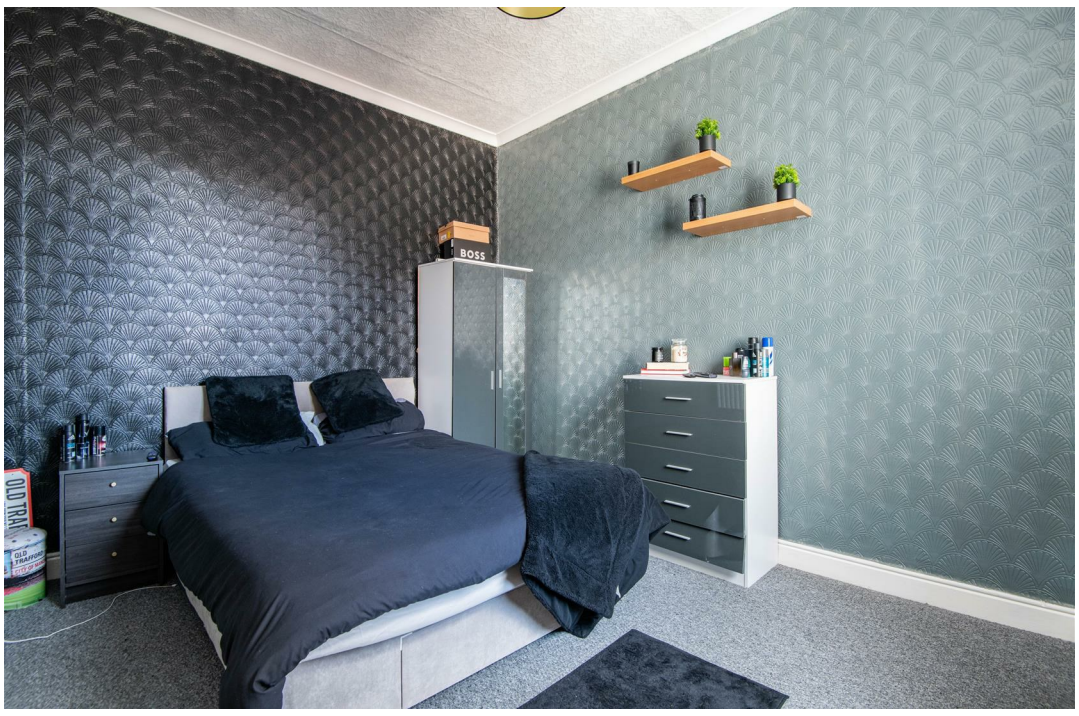
Watkin Lane, Lostock Hall, Preston **Offers Over £80,000**

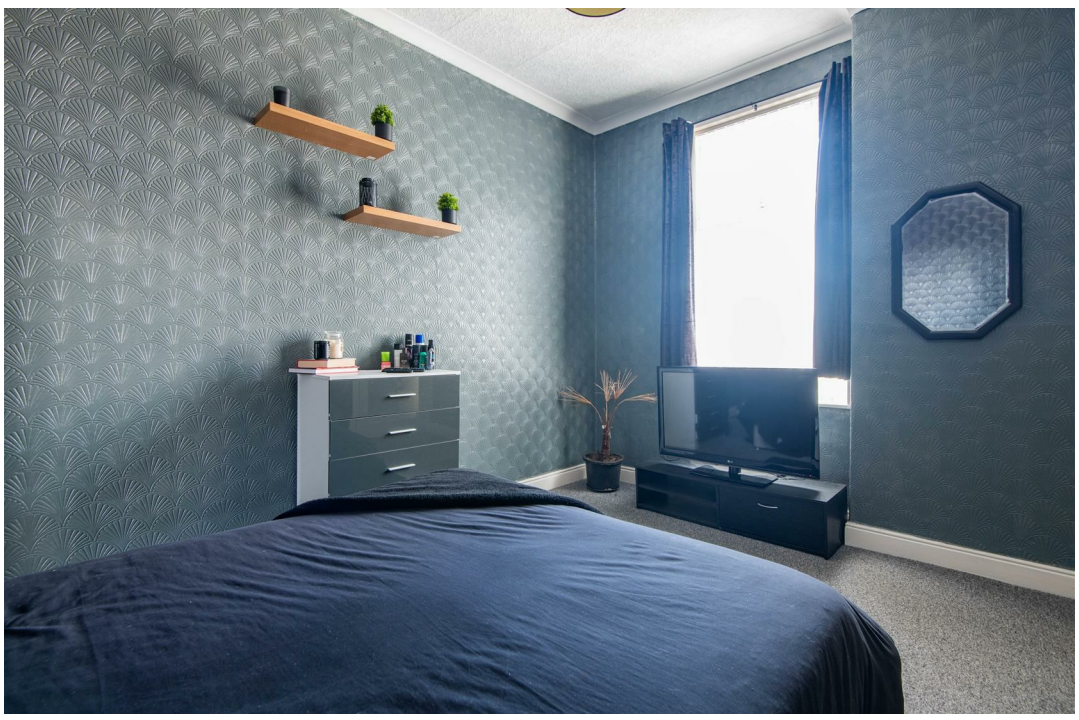
Ben Rose Estate Agents are pleased to present to market this charming first floor apartment property, ideal for first-time buyers looking to step onto the property ladder. Situated in the popular area of Lostock Hall, this home offers a convenient and well-connected location, with easy access to local shops, supermarkets, and everyday amenities. Excellent travel links are close by, including nearby train stations providing routes into Preston and surrounding areas, as well as regular bus services and quick access to major motorway networks such as the M6 and M65, making commuting simple and efficient.

Upon entering the property, you are welcomed into an entrance hall that provides access to the staircase leading to the first floor. This space offers a practical introduction to the home and sets the tone for the accommodation beyond.

Heading upstairs, you will find a hallway that opens into the spacious lounge, filled with ample natural light, creating a bright and inviting living space perfect for relaxing or entertaining, whilst also offering sufficient space to accommodate a dining table. From here, the layout flows into an additional hallway that leads to two bedrooms, including a well-proportioned master bedroom, offering comfortable accommodation. The kitchen is also accessed from this area and benefits from a convenient breakfast bar, ideal for casual dining. The kitchen further leads through to the family bathroom, completing the internal layout.

Externally, the property offers on-street parking to the side, with space typically available for residents and visitors. Overall, this home presents a fantastic opportunity for first-time buyers seeking a well-located and practical property with great potential.





NOBODY GETS OUT SOBER

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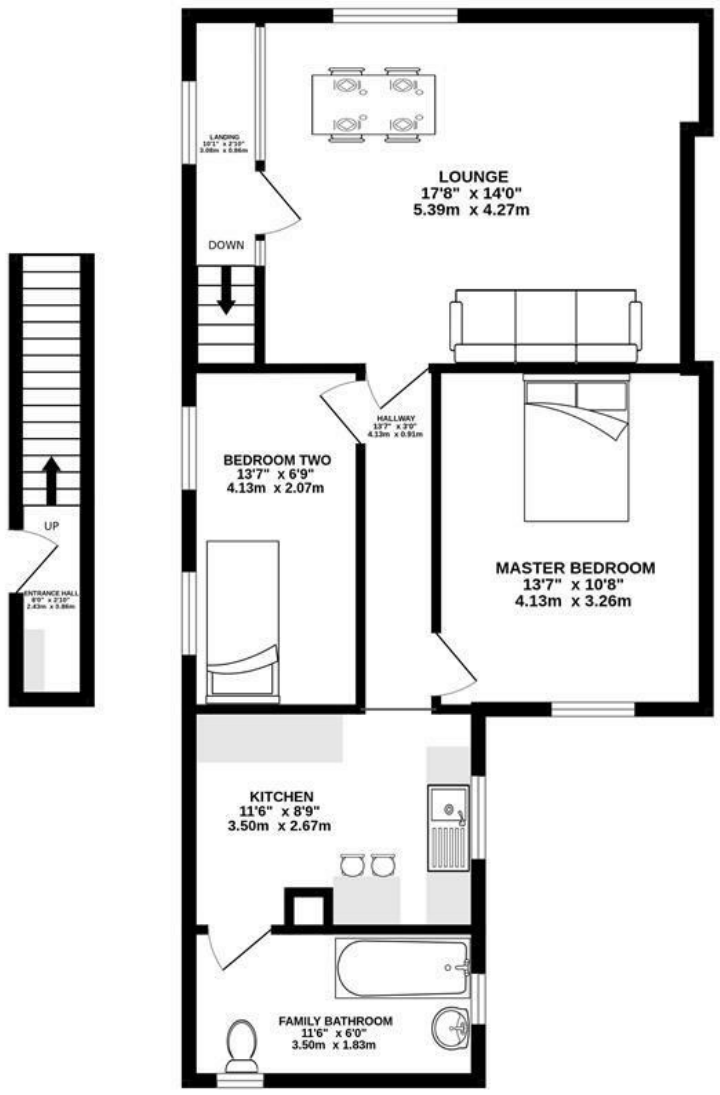
GROUND FLOOR
49 sq.ft. (4.6 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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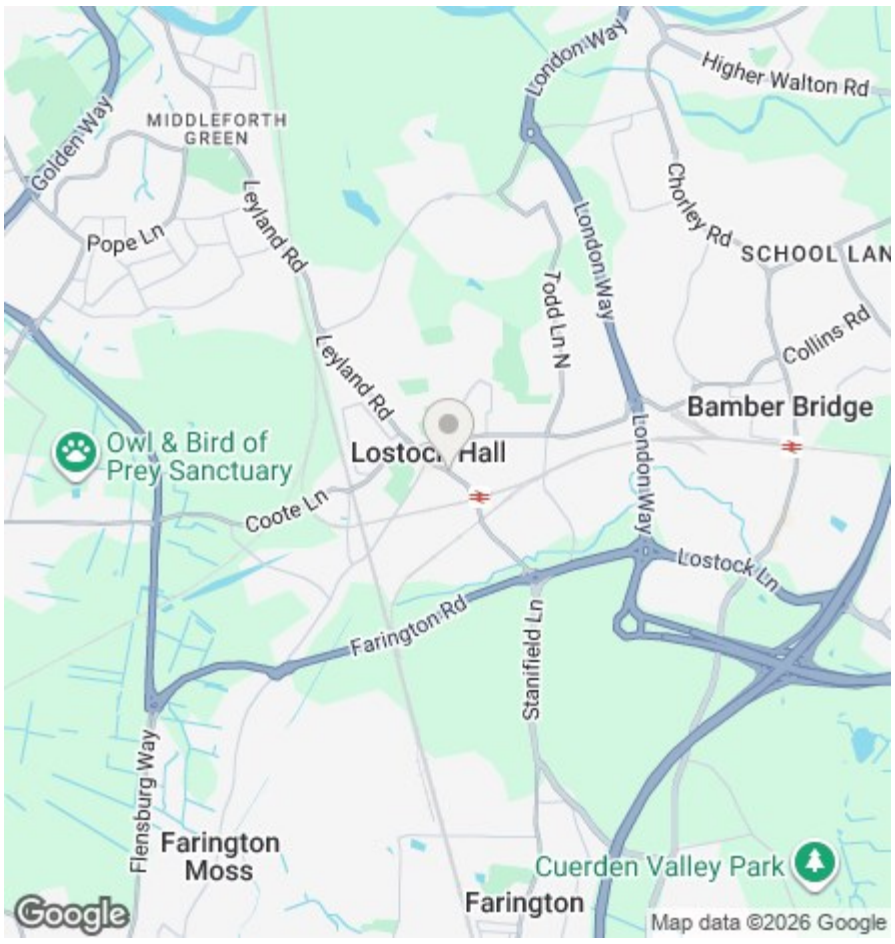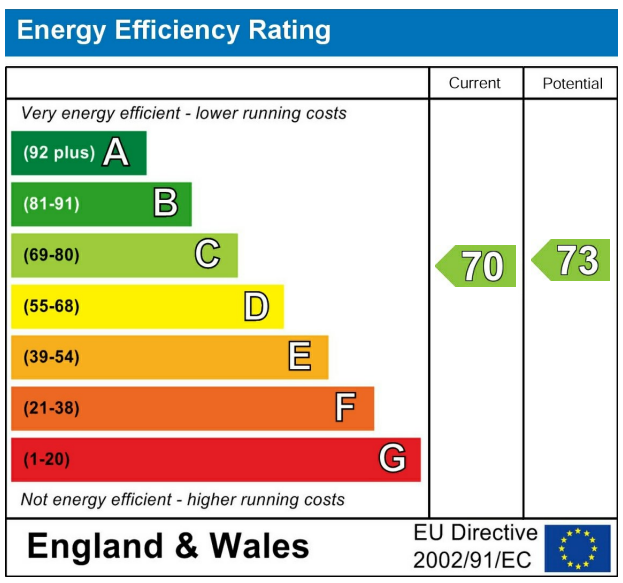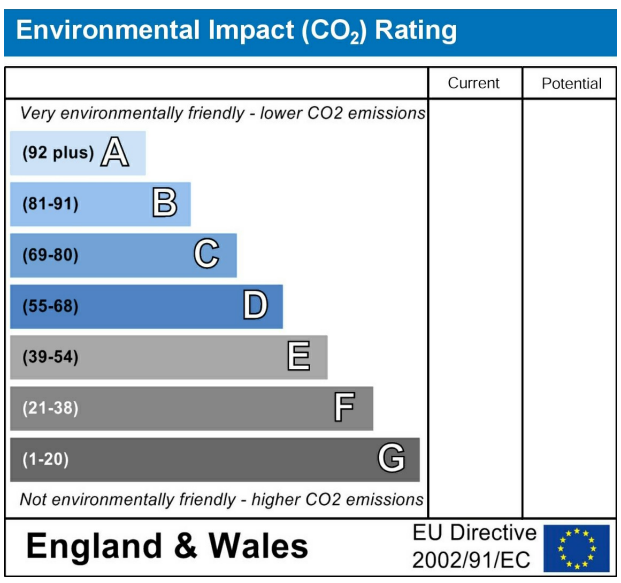
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.