



BEN ROSE

Highgate Gardens, Lostock Hall, Preston

Offers Over £279,950

Ben Rose Estate Agents are delighted to offer this beautifully presented four-bedroom detached home, located on a quiet cul-de-sac in Lostock Hall, Preston. This property makes an ideal family home, offering spacious accommodation throughout and is conveniently situated close to excellent local schools, shops, and amenities. It also boasts excellent transport connections, with a nearby train station, easy road access to Preston City Centre, and local bus routes.

Upon entering the property, you are welcomed into a spacious reception hall. To the right is a convenient WC. The hallway leads into the generous lounge, which is brightened by a large bay window and features LED spotlights, a feature gas fireplace, and access to under-stair storage. From the lounge, double doors open into the dining room, which offers ample space for a large family dining table. The dining room also connects to a bright and airy conservatory with a solid roof and velux window at the rear, offering an ideal space for a family room with direct access to the garden.

The modern kitchen is fully fitted with integrated appliances, including a dishwasher, oven, hob, fridge/freezer, and washing machine. From the kitchen, you can access the fourth bedroom, which benefits from its own three-piece ensuite shower room. This versatile room could also serve as an additional reception space if needed.

Upstairs, the property features three further bedrooms. Two sufficient in size to comfortably accommodate a double bed. Additionally, there is a modern three-piece family bathroom and over the stairs storage cupboard on this floor.

Externally, the front of the property is beautifully rendered, making it stand out from neighboring homes. There is a driveway with space for up to two vehicles and an electric car charging port. The rear garden is well-maintained and secluded, featuring a lawn, a raised stone patio area, and plenty of room for family activities or outdoor entertaining.

Other notable features include a new boiler installed in the last 18 months.







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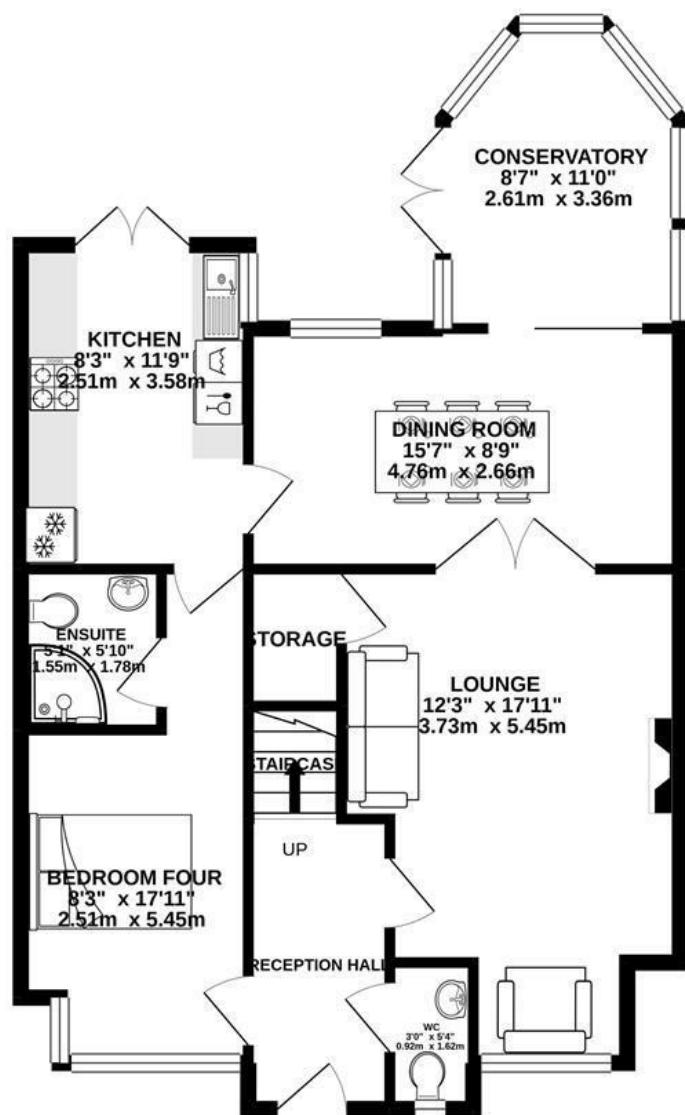


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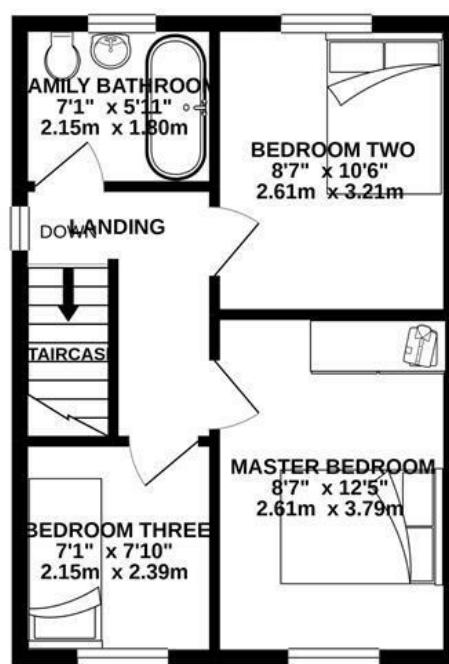


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GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C	68	
(55-68) D		
(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 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	

