



Doodstone Drive, Lostock Hall, Preston

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached family home, situated in the sought-after area of Lostock Hall. Thoughtfully updated by the current owners, the property offers a superb balance of modern living, practicality and versatile space, making it an ideal choice for small families and first-time buyers alike. Lostock Hall is a popular residential location, offering excellent access to a wide range of local amenities including well-regarded schools, shops, supermarkets, cafés and leisure facilities. For commuters, Lostock Hall railway station is nearby and provides direct connections to Preston and surrounding areas, whilst excellent bus routes and convenient access to the M6, M61 and M65 motorways make travelling throughout the region straightforward.

Upon entering, the porch leads through into the welcoming entrance hall, which provides access to the various ground-floor rooms as well as the staircase leading to the first floor. To the front of the home is a generous lounge, featuring two front-facing windows which allow plenty of natural light into the room, along with an electric fireplace creating a pleasant focal point. There is an abundance of space for a large sofa suite and additional furnishings, with the current owners making excellent use of the room as both a lounge and playroom. Moving towards the rear of the property, the modern family bathroom is well proportioned and fitted with a bath and over-bath shower. Continuing through the home, the impressive open-plan kitchen and dining room provides an excellent space for both everyday family life and entertaining. The dining area comfortably accommodates a six-person dining table, while the adjoining kitchen is fitted with ample wall and base units, an integrated hob and oven, and plenty of space for additional freestanding appliances.

Both the dining room and kitchen provide access to the rear garden, while the kitchen also benefits from useful under-stair storage.

To the first floor, there are two generous double bedrooms, both of which benefit from useful eaves storage. The master bedroom offers further potential, with the necessary pipework already installed within the eaves for a prospective en-suite bathroom.

Externally, the property boasts a large, low-maintenance rear garden which has been thoughtfully designed with decking and artificial lawn, providing an ideal space for relaxing and entertaining without the extensive upkeep of a traditional lawn. The garden is not directly overlooked, adding to the sense of privacy. To the front, there is a generous driveway which extends down the side of the property, providing parking for up to three cars, while the artificial lawn to the front offers additional space which could accommodate a fourth vehicle if required. Further benefits include a new boiler installed last year, a new bathroom and a full rewire, making this a well-updated home that is ready for its next owners to enjoy.







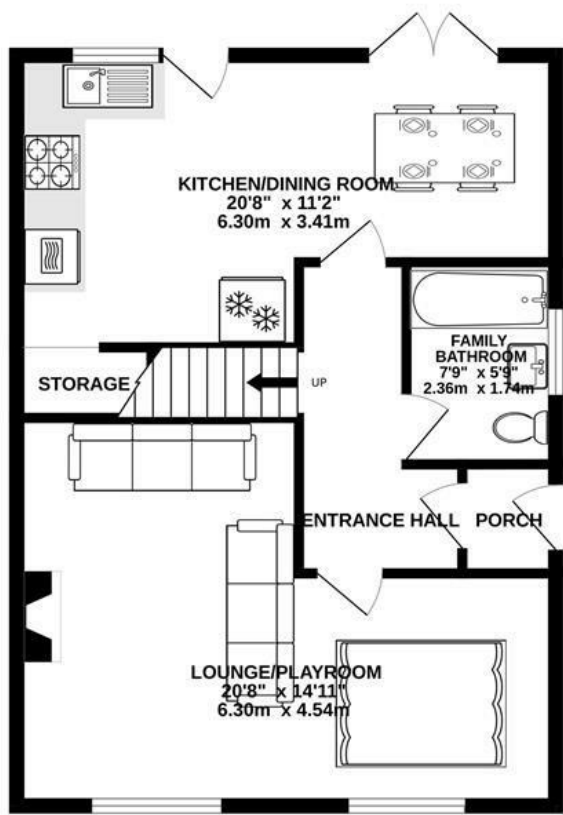




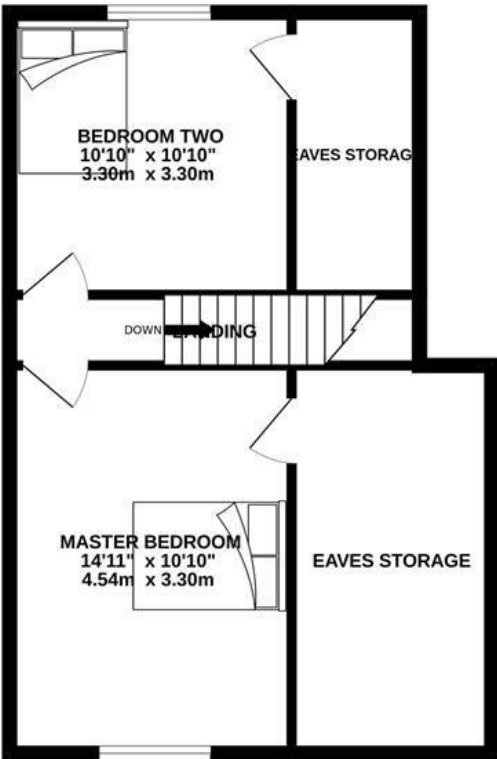


BEN ROSE

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	
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 

