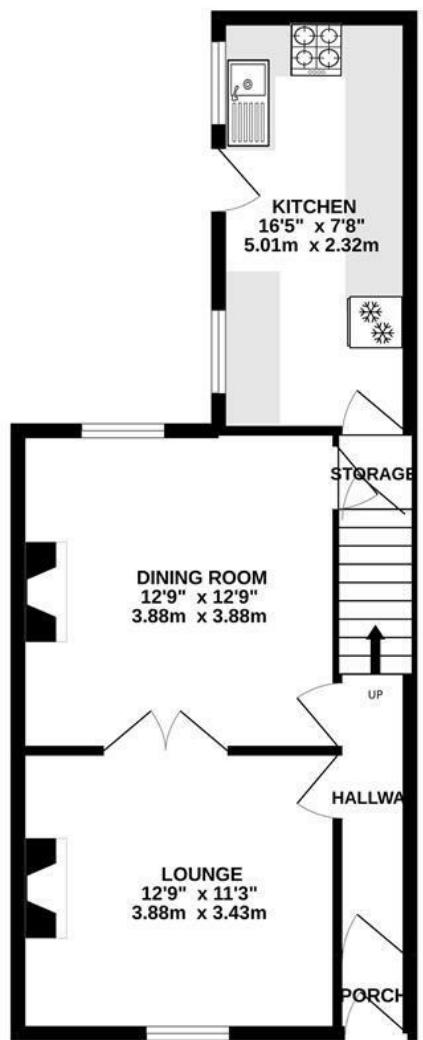
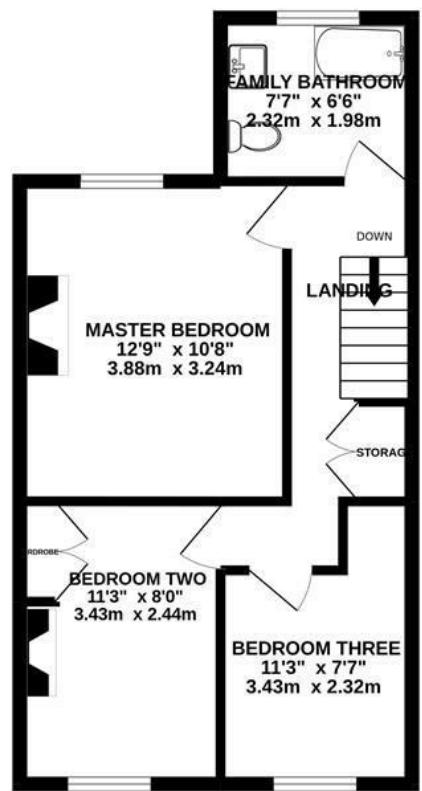


GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



BEN ROSE



Ward Street, Lostock Hall, Preston

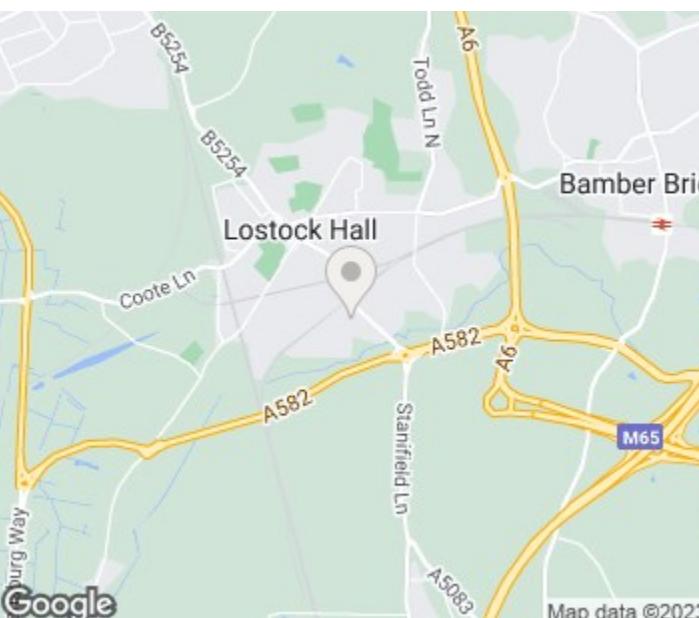
Offers Over £125,000

TOTAL FLOOR AREA: 901 sq ft. (83.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	82	66
(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	



Ben Rose Estate Agents are delighted to present to the market this charming three bedroom, mid terrace property. This is a fantastic opportunity for first time buyers or investors as the property offers great living accommodation in a central location in Lostock Hall. The property is set within walking distance of Lostock hall town centre and train station. The property is also within commuting distance of all major northwest towns and cities via local motorways (M6, M61 & M65) whilst still enjoying the delights of the local Lancashire countryside and benefits from good local schools, supermarkets and other local amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance porch leading into a hall. From here you can find access to all ground floor rooms. The lounge is decent in size and receives ample light from the front. Here you'll also find a feature fireplace and access to the dining room via a set of double doors. The dining room has sufficient space for a large family dining table and gives access to the under stair storage and kitchen. The kitchen provides ample worktop space, a newly fitted oven and room for other freestanding appliances to be fitted. Access to the yard can also be found here.

Moving upstairs, you'll find three good sized bedrooms all large enough to comfortably fit double beds, with bedroom two benefiting from integrated storage space. The three piece family bathroom can also be found on this floor with bath and over head shower. More integrated space can be found on the landing.

Externally, to the front of the property is room for on road parking. To the rear is convenient yard with rear access to the land behind.

The room dimensions of all our properties can be found on the floor plan.

