BEN ROSE



Lourdes Avenue, Preston £175,000

Ben Rose Estate Agents are pleased to present to market this semi-detached property in the sought-after area of Lostock Hall, offering an exciting opportunity for investors and buyers seeking a substantial renovation project. Conveniently located close to Lostock Hall centre, the property is surrounded by a range of local shops, bars, restaurants, pubs and schools. Excellent transport links include a nearby rail service with connections to Preston and Blackburn, alongside bus routes to Preston, Leyland and Chorley. The M6, M61 and M65 motorways are also easily accessible, making surrounding towns and cities readily commutable.

Stepping through the entrance hall, you are welcomed into a spacious through lounge/dining room, offering excellent scope to create a modern and versatile living space. Sliding doors lead through to the conservatory, which benefits from direct access into the rear garden. Completing the ground floor is the kitchen positioned to the rear, with a door providing access to the side of the property.

Moving upstairs, the first floor offers three bedrooms, comprising a generous master double bedroom, a second double bedroom and a single third bedroom. A three-piece shower room completes the accommodation, providing further scope for modernisation.

Externally, the property features a gated front garden enclosed by a low wall, with a driveway providing parking and leading through double gates. This gives access along the side of the property and to the external garage. To the rear is a huge garden requiring a complete overhaul, yet offering fantastic potential for landscaping and enhancement. With its generous proportions and excellent scope for improvement, this property represents an ideal investment opportunity.











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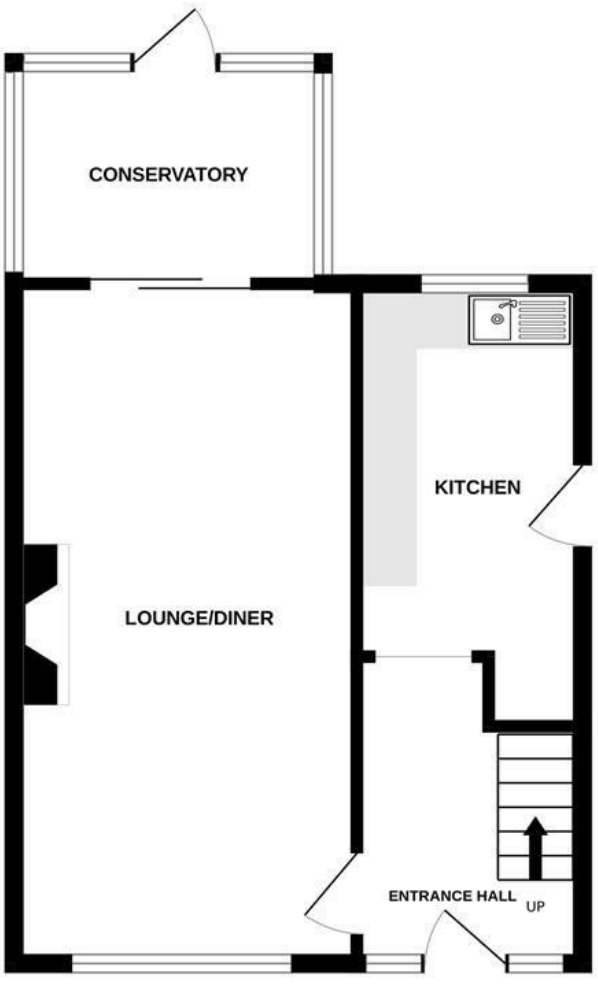




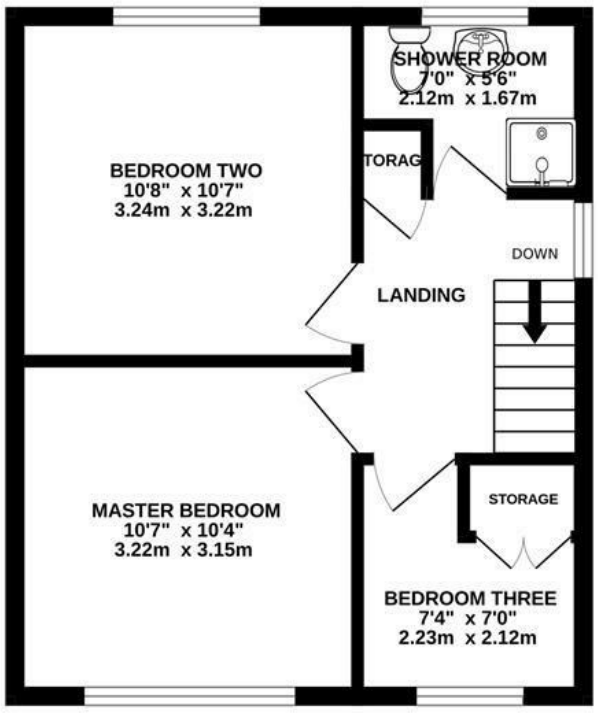
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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



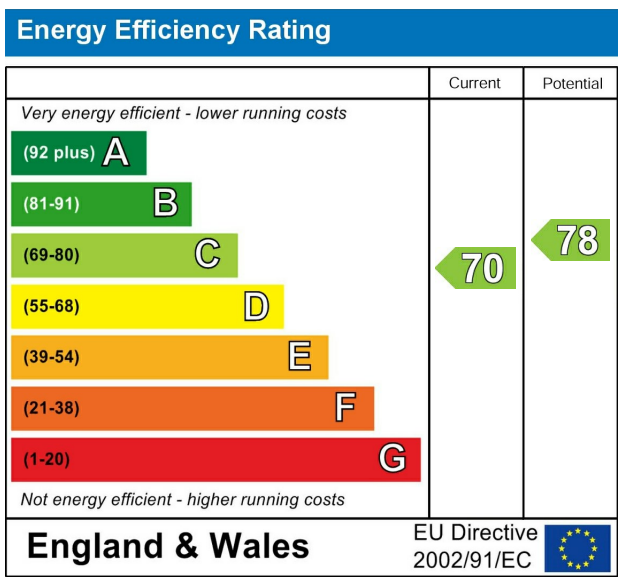
1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.

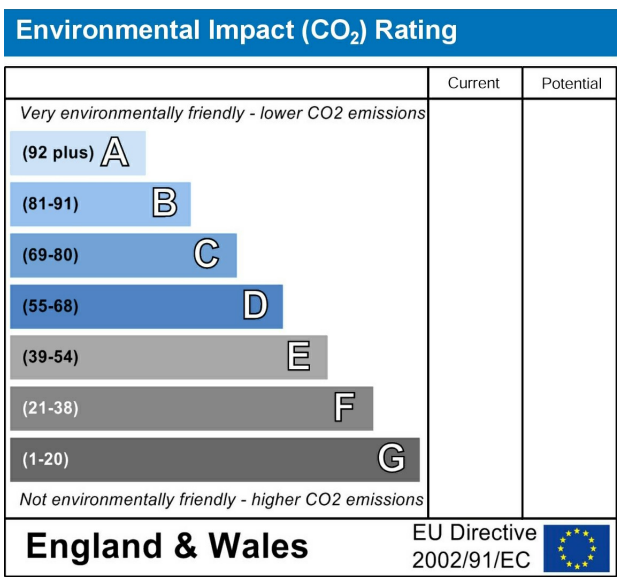


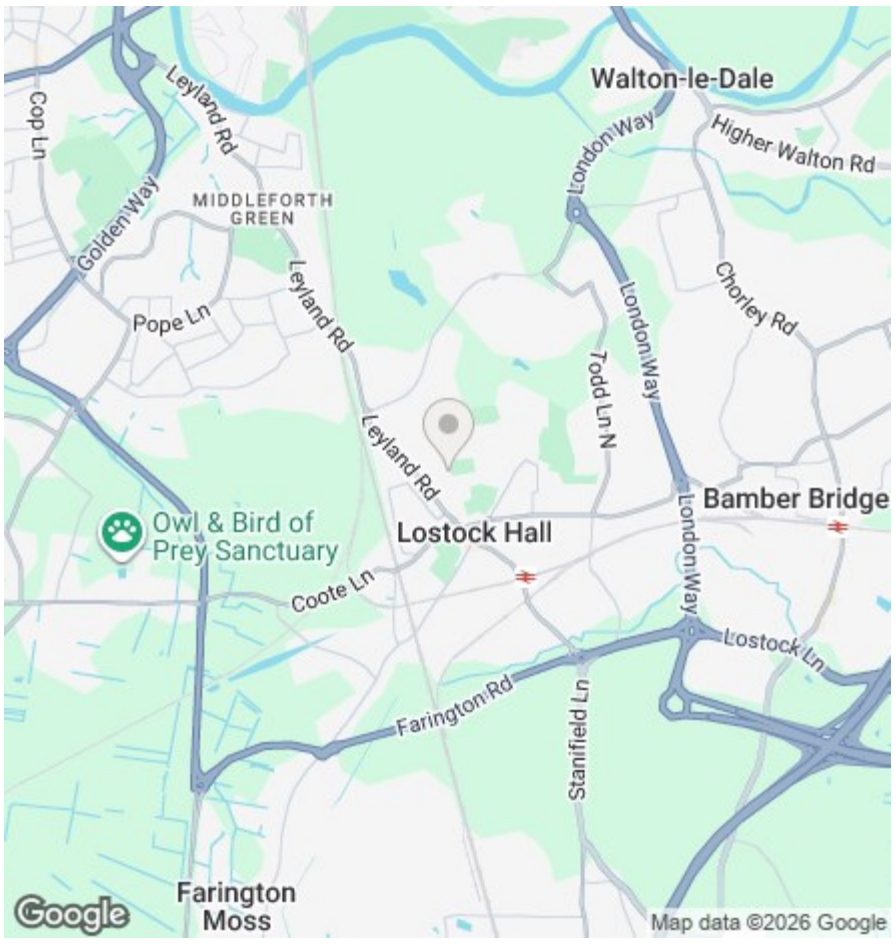
TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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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