BEN ROSE



Croston Road, Lostock Hall, Preston — Offers Over £159,950

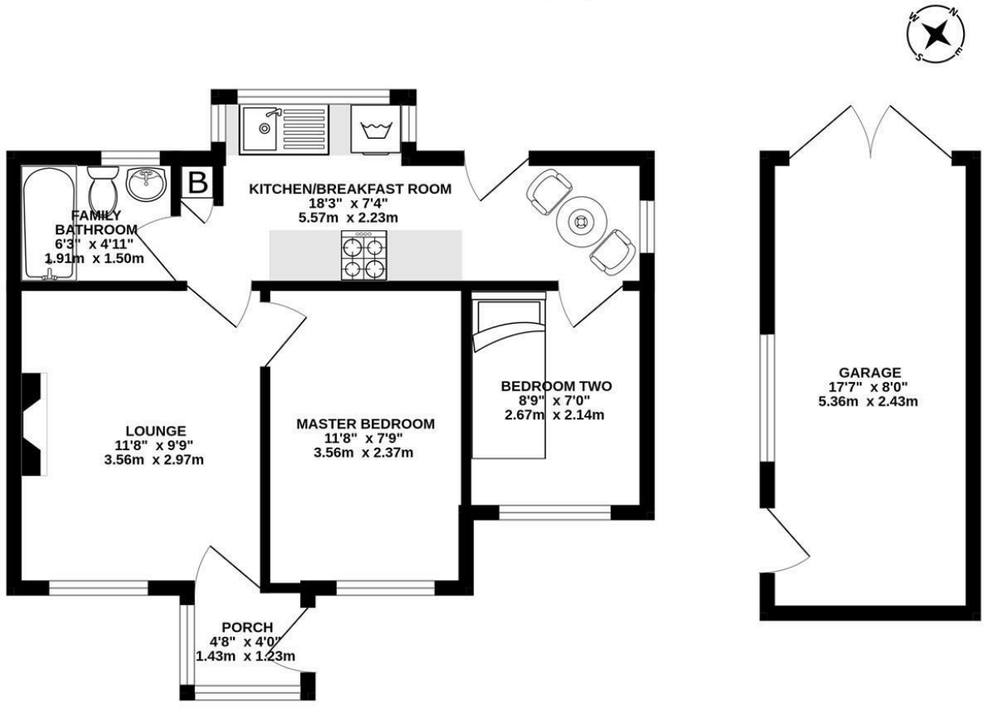
Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached bungalow, which has been fully refurbished and re-decorated throughout to create a stylish, comfortable and ready-to-move-into home. Offering well-proportioned accommodation arranged over the ground floor, the property is ideally suited to couples looking for a low-maintenance home with excellent privacy and a wealth of recent improvements, including a new bathroom, new gas boiler, new carpets and flooring, wood internal doors, new skirting boards, selected rooms re-skimmed, a new garage roof and garage doors. The property enjoys a particularly private and secluded position, sitting elevated above the main road and tucked away from the roadside, whilst still providing convenient access to Preston and the surrounding area. Local amenities, shops, supermarkets, schools and everyday facilities can all be found within easy reach, with regular bus services providing links into Preston city centre and neighbouring areas. Preston railway station offers excellent connections across the North West and beyond, including direct services towards Manchester, Liverpool, Blackpool and London, whilst the M6 motorway is readily accessible for those commuting further afield. The surrounding towns and cities, including Leyland, Chorley, Blackburn and Lancaster, are also within convenient travelling distance.

Stepping inside, the welcoming porch immediately sets the tone for the home, with its bright and airy feel and direct access into the spacious front lounge. The lounge enjoys a pleasant front-facing aspect, allowing plenty of natural light into the room, whilst a traditional electric fire provides an attractive focal point and a cosy feel. From here, a door to the right leads through to the master bedroom, whilst a further door towards the rear of the lounge opens into the kitchen/breakfast room. The modern galley-style kitchen has been thoughtfully arranged to provide a practical and sociable space, with a range of integrated appliances complemented by a small breakfast/dining area positioned towards the right-hand end. A side-facing window brings further natural light into this space, whilst a door provides access through to the second bedroom. At the rear, a large bay window creates a particularly pleasant feature around the sink and integrated units, whilst vinyl plank flooring provides a durable and contemporary finish. An external door also provides convenient access directly onto the rear of the property. Completing the accommodation is the family bathroom, located off the kitchen, featuring a tiled finish, three-piece suite and overhead shower.

The two bedrooms are both conveniently positioned within the ground-floor accommodation, making the property particularly appealing to those looking for easy single-level living. The master bedroom is located towards the front of the property, accessed directly from the lounge, and benefits from a front-facing window which allows natural light to fill the room. Bedroom two is positioned towards the rear of the accommodation, accessed from the kitchen/breakfast room, and also benefits from a front-facing window. Both bedrooms provide comfortable and versatile spaces, with the second bedroom equally well suited to use as a guest room, home office or additional living space depending on the needs of the new owners.

Externally, the property is approached from the roadside via two flights of concrete steps, leading to a small gate which opens into the front garden. The elevated position immediately adds to the property's sense of privacy, with the home nestled back from the main road. Within the front garden is a gravelled area to the left, whilst to the right sits a detached garage, complemented by a concreted driveway which leads back towards a gravelled access road. A mature hedge runs along the rear of the access road, further enhancing the property's private and secluded setting. The rear of the property continues to benefit from its tucked-away position, providing a peaceful outdoor space away from the main road. Having undergone a comprehensive programme of refurbishment and redecoration, this attractive bungalow combines modern presentation with a practical layout and a genuinely private elevated position, making it an excellent opportunity for a couple seeking a home that is ready to enjoy from day one.

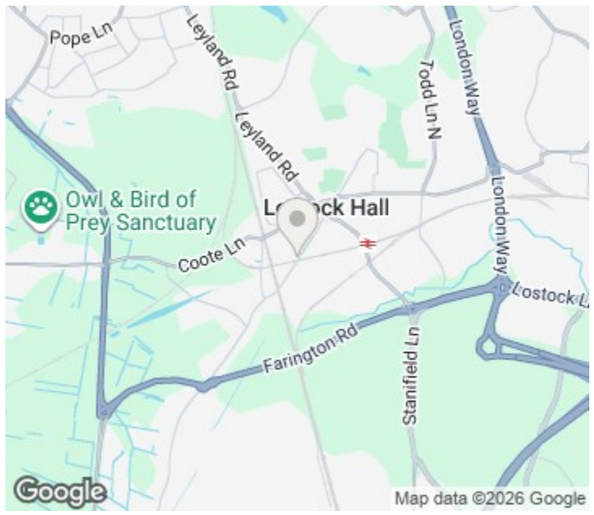
GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

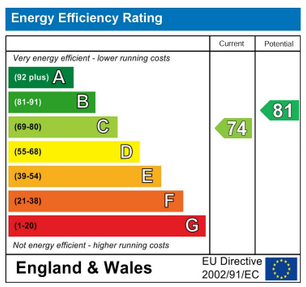


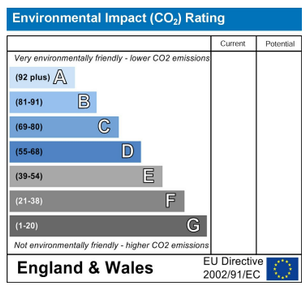
TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

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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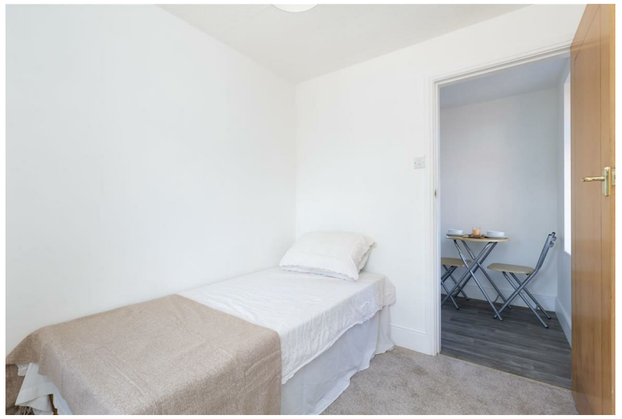










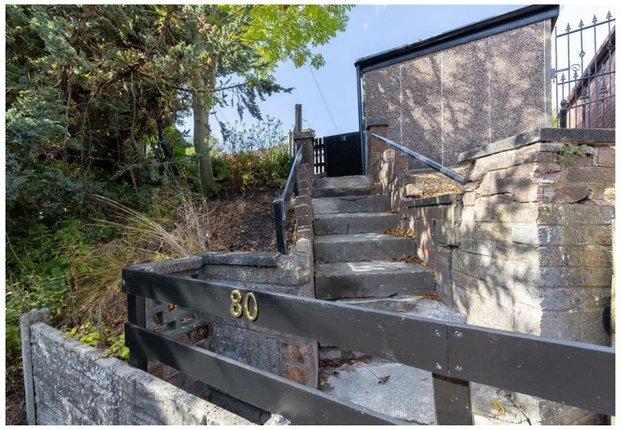

















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