



Graham Avenue, Lostock Hall, Preston

Offers Over £235,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained two-bedroom detached bungalow, situated on a quiet cul-de-sac in the highly sought-after area of Lostock Hall. This lovely home offers an ideal opportunity for couples looking to downsize or those seeking single-level living in a peaceful yet well-connected location. Lostock Hall provides a wonderful balance of community and convenience, with local shops, cafes, and amenities all within easy reach. Excellent travel links are close by, including Lostock Hall train station, regular bus services, and easy access to the M6 and M65 motorways for travel to nearby towns such as Leyland, Preston, and Chorley.

Stepping into the home, you're welcomed into a bright entrance hall that provides access to all principal rooms. Towards the front of the property, you'll find two well-proportioned bedrooms, including the master bedroom which benefits from fitted wardrobes and a charming bay-fronted window that fills the room with natural light. Moving towards the rear, the spacious lounge/diner enjoys dual aspect views, including delightful outlooks over the rear garden, creating a warm and inviting atmosphere — perfect for relaxing or entertaining guests. The modern fitted kitchen is also located at the rear of the home and features a range of integrated appliances, ample storage, and direct access to the garden. Completing the internal layout is a stylish three-piece shower room.

Externally, the property sits on a well-presented plot with a driveway providing parking for up to three cars and leading to a single detached garage for additional storage or secure parking. To the rear, the home truly shines — boasting a stunning and beautifully landscaped garden filled with colourful mature trees and shrubs. A walled patio area offers the perfect space for outdoor dining, while a neatly kept lawn and footpath lead to a secluded area with room for a shed. A charming gravel section provides additional versatility, with space for a greenhouse — ideal for keen gardeners.

Overall, this lovely bungalow combines comfort, practicality, and a wonderful outdoor space, making it an excellent choice for couples seeking a peaceful home in a desirable location.





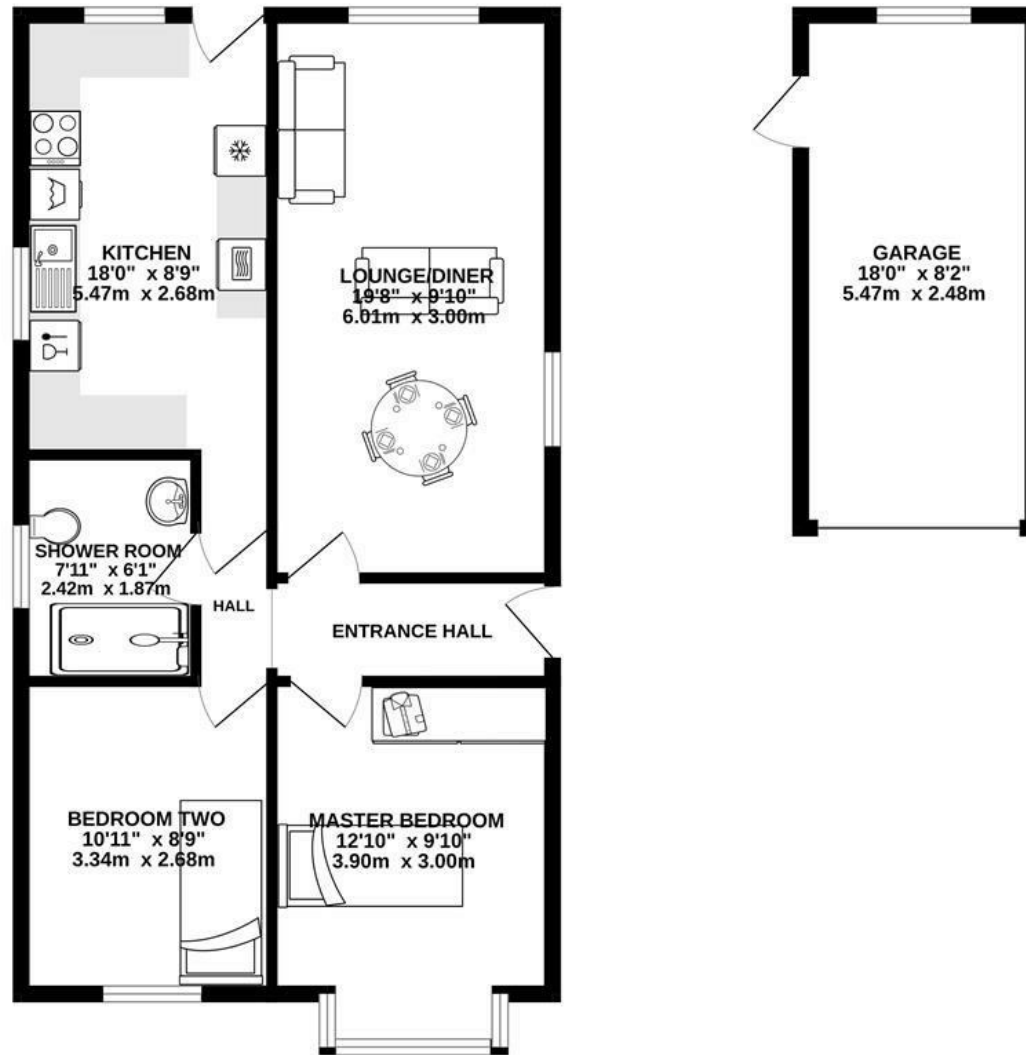








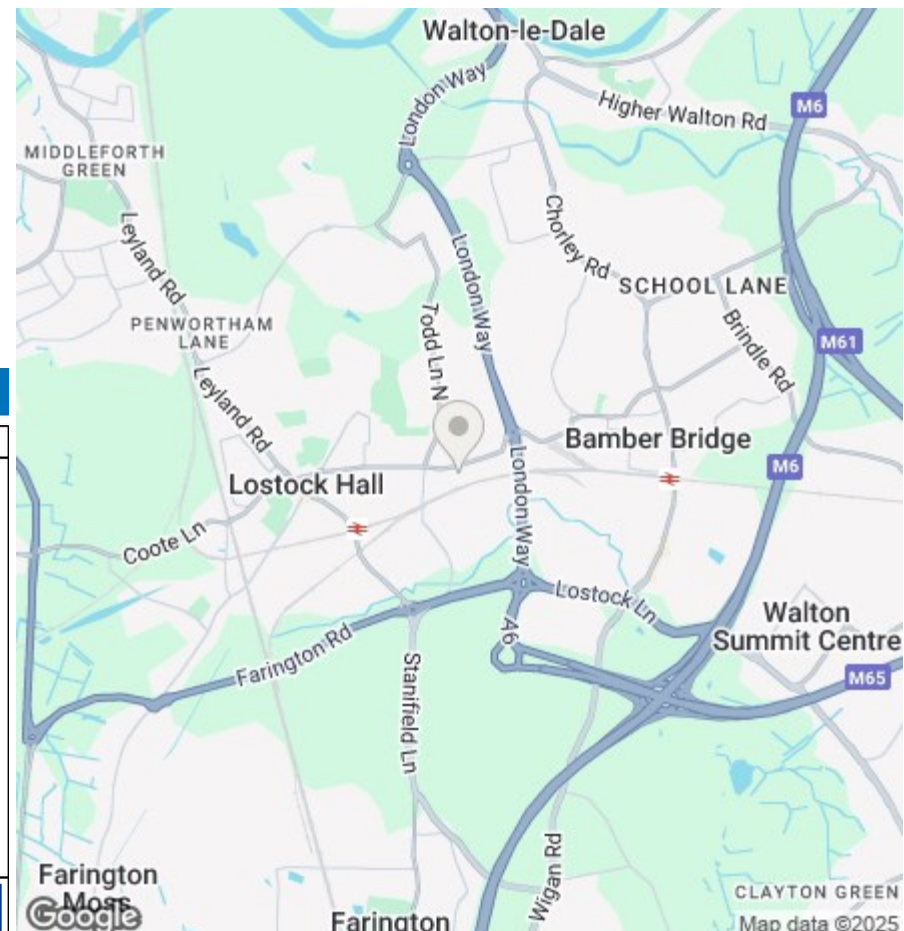
GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 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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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	