



Alpine Close, Lostock Hall

Offers Over £175,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property situated in the popular residential area of Lostock Hall. Perfectly suited towards families, this well-maintained home offers spacious accommodation throughout with a practical and welcoming layout ideal for modern living. The property enjoys a convenient location close to a wide range of local amenities including highly regarded schools, supermarkets, shops, cafés and leisure facilities. Excellent travel links can also be found nearby, with Lostock Hall train station providing easy rail connections to Preston, Blackburn and Manchester, whilst the M6, M61 and M65 motorway networks are all within easy reach for commuters. Regular bus routes operate throughout the area, and nearby Preston city centre offers an extensive range of retail, dining and entertainment options.

Upon entering the property, you are welcomed into the entrance hall which provides access to the first floor staircase and leads through into the spacious and well-presented lounge. This inviting reception room offers plenty of space for comfortable family living and relaxing evenings. Continuing through the home, you'll find the generously sized kitchen/diner, a fantastic space ideal for both everyday use and entertaining guests. The kitchen itself is well-equipped with ample worktop space, additional storage solutions and room for freestanding appliances, whilst the dining area comfortably accommodates a family dining table.

Moving upstairs, the landing provides access to all three bedrooms and the family bathroom. Two of the bedrooms, including the master, are generously sized doubles offering excellent accommodation for growing families. The master bedroom further benefits from built-in storage, helping to maximise practicality and space. The remaining bedroom would also make an ideal child's room, nursery or home office depending on requirements. Completing the first floor is the family bathroom, conveniently positioned to serve all bedrooms.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles alongside a lawned front garden which enhances the home's kerb appeal. To the rear, the garden offers a pleasant and private outdoor setting featuring a lawn, paved walkways, surrounding flower beds and space for outdoor furniture, making it ideal for relaxing or entertaining during the warmer months. A useful shed provides additional external storage. Offering spacious accommodation in a highly convenient location, this property presents an excellent opportunity for families looking to settle within a well-connected and sought-after area of Lostock Hall.







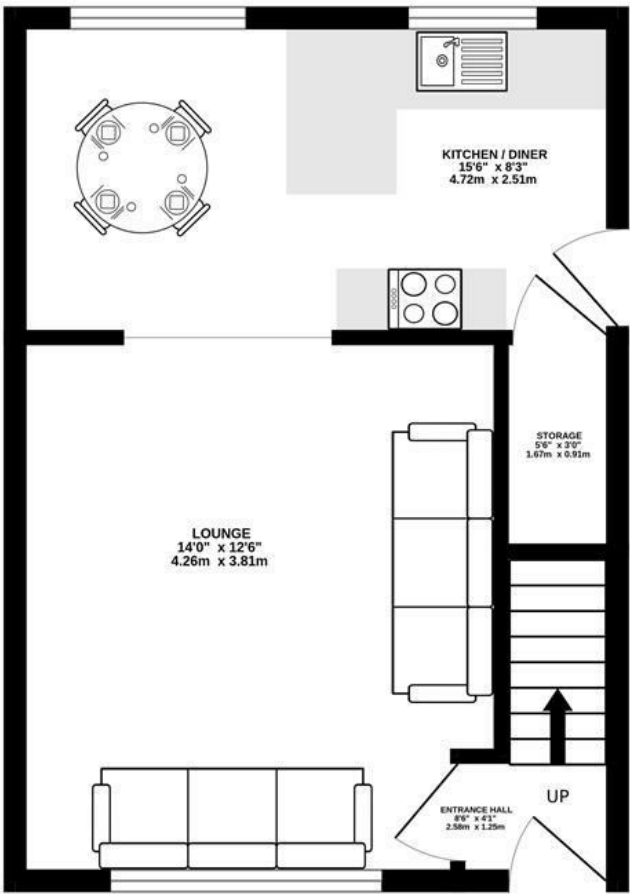




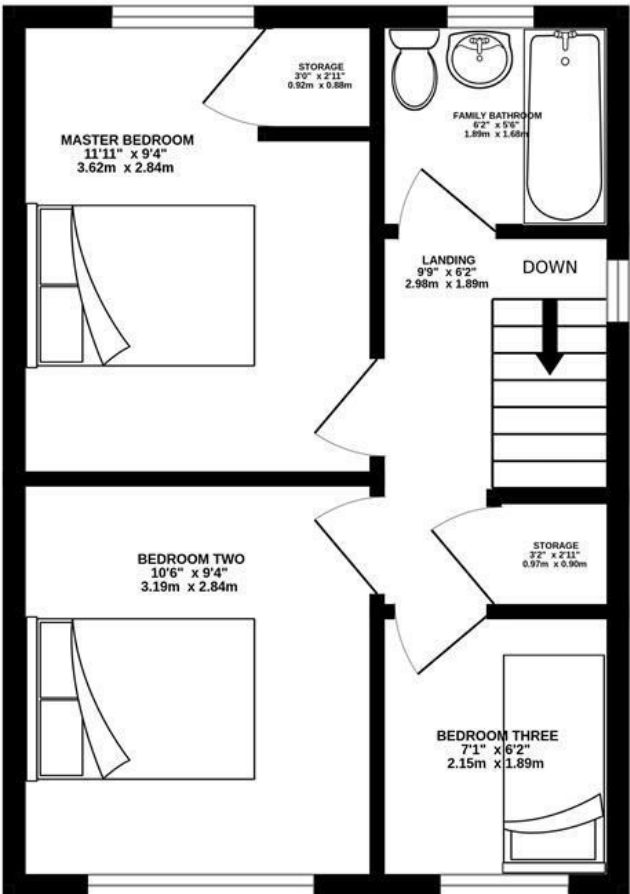


BEN ROSE

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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	69	87
(81-91) B		
(69-80) C		
(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	

