



Brownedge Road, Lostock Hall, Preston

£1,295 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented three-bedroom semi-detached home, situated in the popular residential area of Lostock Hall. Ideal for families, the property enjoys a convenient location close to a wide range of local amenities, including well-regarded schools, supermarkets, shops, cafés, and leisure facilities. Excellent transport links are also within easy reach, with nearby bus routes, Bamber Bridge railway station, and convenient access to the M6, M61, and M65 motorways. Preston city centre, Leyland, and Chorley are all easily accessible, making this an excellent location for commuters.

The home has been fully modernised to a high standard throughout, including a newly fitted kitchen and bathroom, new carpets and flooring, and fresh neutral décor, creating stylish and comfortable living accommodation ready for prospective tenants to move straight into.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which benefits from a large window overlooking the front aspect, allowing plenty of natural light to fill the room. From here, you will enter the contemporary fitted kitchen, which offers ample wall and base units with integrated appliances including a fridge, freezer, oven, hob, dishwasher, and microwave. The kitchen also benefits from convenient understairs storage and flows seamlessly into the dining room, creating a sociable open-plan layout. The dining area offers ample space for a large family dining table, with double patio doors opening directly onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, along with a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, the property boasts a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the home, leading to the detached single garage, which benefits from an up-and-over door. To the rear is a generously sized garden featuring a lawn and patio area, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





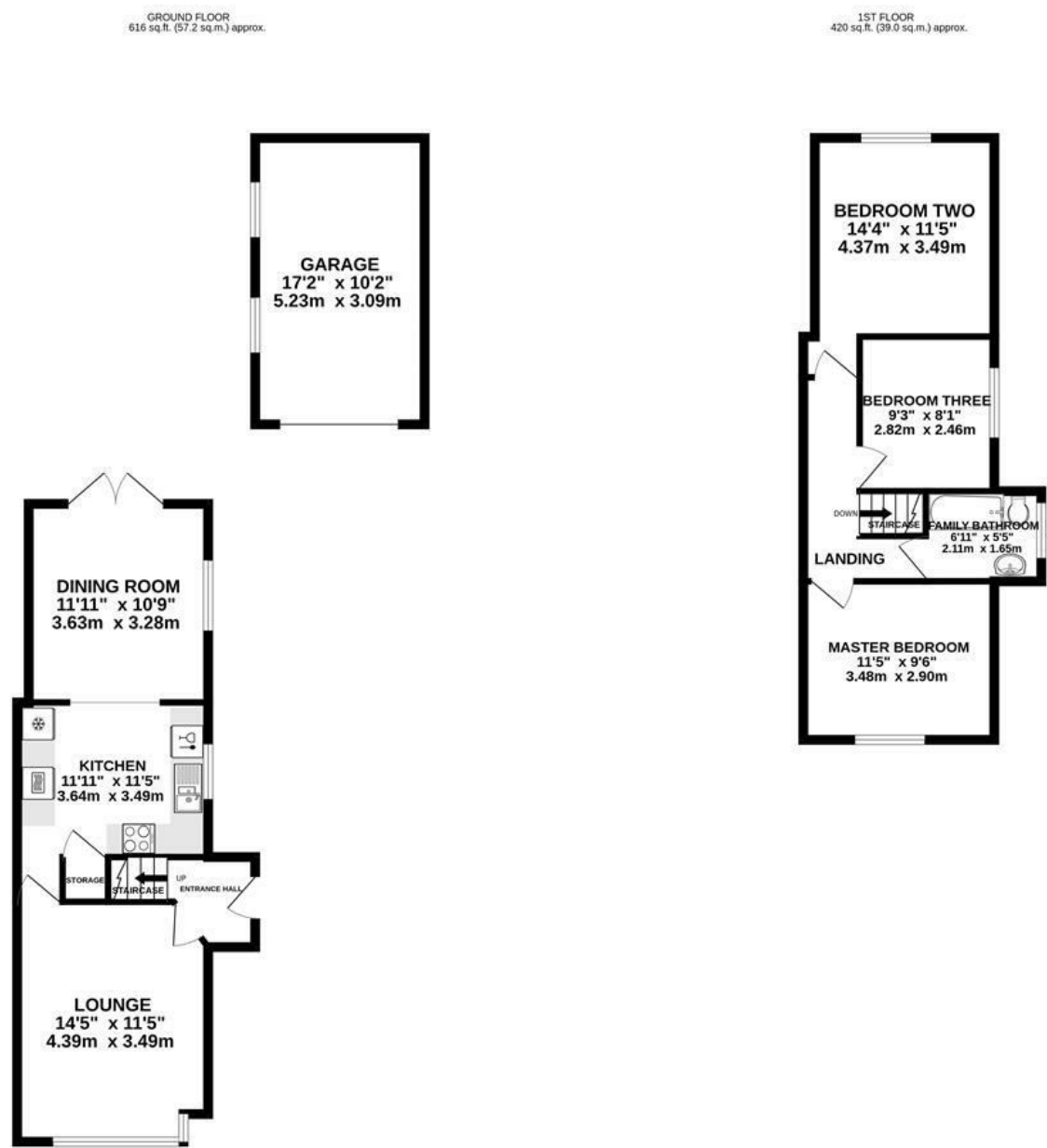








BEN ROSE



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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.

Made with Metropix ©2025



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	
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	

