



Laburnum Avenue, Lostock Hall, Preston

£1,195 Per Month

Ben Rose Estate Agents are pleased to present to market this beautifully presented and modern three-bedroom semi-detached property, available to let and offering an excellent opportunity for families seeking a stylish and well-proportioned home in the popular area of Lostock Hall. The property boasts a contemporary open-plan layout, three bedrooms, versatile converted loft accommodation and a generous rear garden, providing a practical and comfortable home for modern family living. Lostock Hall offers a wide range of everyday amenities including local shops, supermarkets, schools, cafés and leisure facilities, whilst the nearby city of Preston provides an even greater choice of shopping, dining and entertainment. Lostock Hall railway station offers convenient rail connections towards Preston, Blackburn and surrounding areas, whilst excellent road links provide easy access to the M6 and M65 motorway networks. Nearby Leyland and Penwortham are also within easy reach, making the location particularly well suited to those needing convenient access to surrounding towns and cities.

Entering this beautifully presented home, the welcoming entrance hall leads directly into the heart of the property; an impressive open-plan lounge, dining room and kitchen. This sociable living space is flooded with natural light courtesy of multiple windows and provides ample room for comfortable seating alongside a family dining table, making it an excellent setting for both everyday family life and entertaining guests. Continuing through, the modern kitchen has been thoughtfully incorporated into the open-plan layout and offers plenty of cupboard and worktop space, providing a practical and stylish environment for preparing meals whilst remaining connected to the wider living area.

Heading upstairs, the landing provides access to all three bedrooms, alongside stairs leading to the converted loft. This additional space offers excellent versatility and could be utilised as valuable storage, a hobby room or even a home office for those working from home. Two of the bedrooms are comfortable doubles, with the master bedroom benefiting from a large front-facing window which allows plenty of natural light into the room. The second double bedroom is currently being used as a dressing room, demonstrating the flexibility of the accommodation and allowing the space to be adapted to suit the needs of the incoming tenants. The third bedroom provides a useful additional room which would be ideally suited to a child's bedroom or nursery.

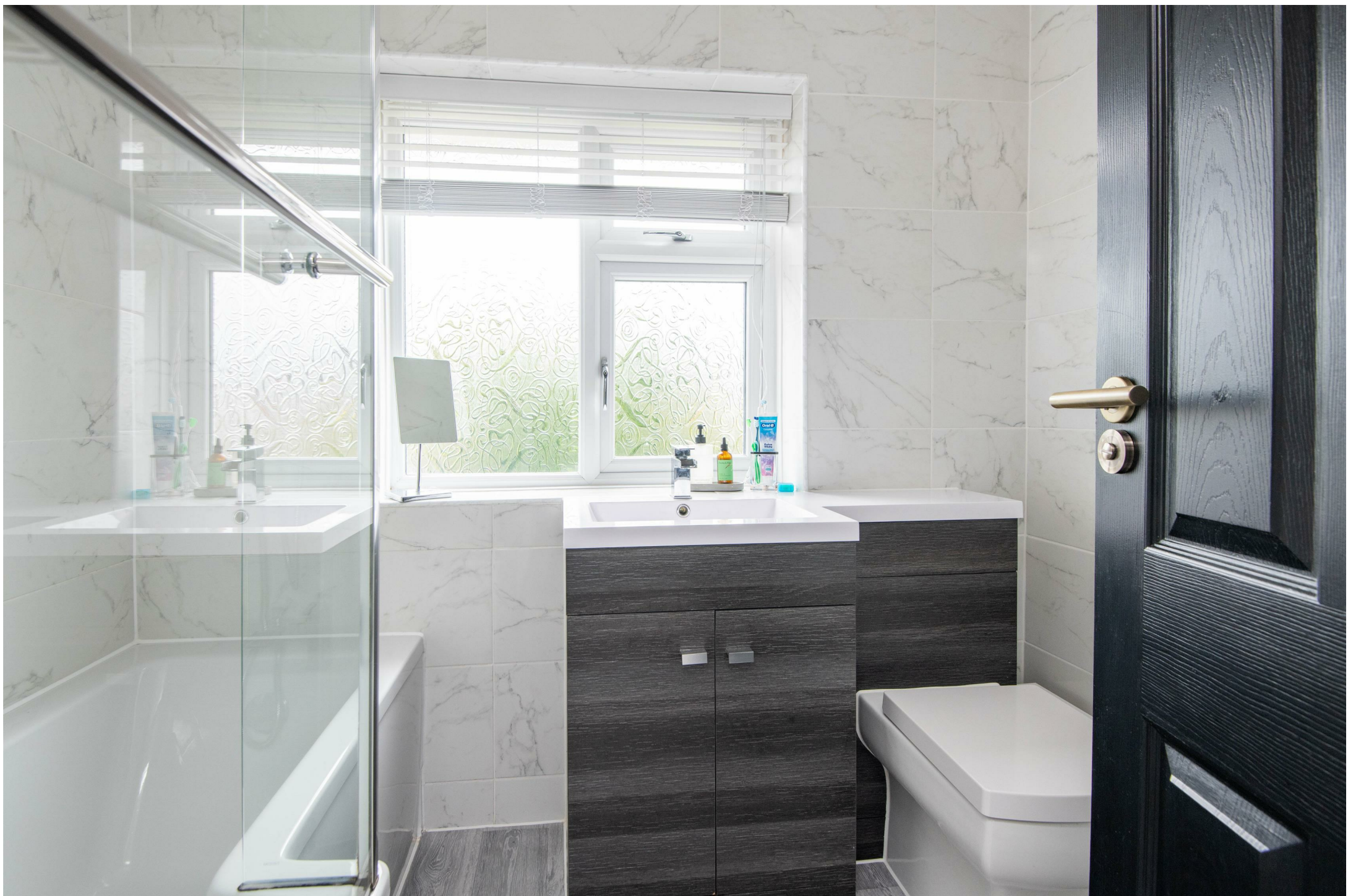
Externally, the property benefits from a generous slate chip driveway to the front, providing off-road parking for multiple vehicles, whilst established hedging to one side adds an attractive and welcoming finish. To the rear is a pleasant garden which is primarily laid to lawn, offering ample space for outdoor furniture and family use, with surrounding fencing providing a good degree of privacy. A handy shed also offers useful additional storage for garden equipment and belongings. Overall, this is an excellent family rental home combining modern open-plan living, three bedrooms, versatile loft accommodation, ample off-road parking and a good-sized rear garden, all within a convenient and well-connected Lostock Hall location. The property is available to let and would make an ideal long-term family home.













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		
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		
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