



140a Fir Trees Avenue, Lostock Hall, Preston, PR5 5SY

**£775 Per Calendar Month**



**\*Utility Bills Included\*** This delightful first-floor flat offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for individuals or small families seeking a welcoming home.

The flat features a spacious open-plan lounge and kitchen, with juliet balcony doors creating a bright and airy atmosphere that is perfect for both relaxation and entertaining. The modern design allows for easy interaction between the living and cooking spaces, making it a delightful area to host friends or enjoy quiet evenings at home.

One of the standout features of this property is that all utility bills are included, providing peace of mind and simplifying your monthly budgeting. Additionally, the flat is conveniently located close to local amenities, ensuring that shops, and essential services are just a short stroll away.

This flat presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. With its appealing features and prime location, this property is not to be missed, early viewings are highly recommended. Council Tax Band A.

**\*Please note a holding fee is required to secure this property\***























## Road Map



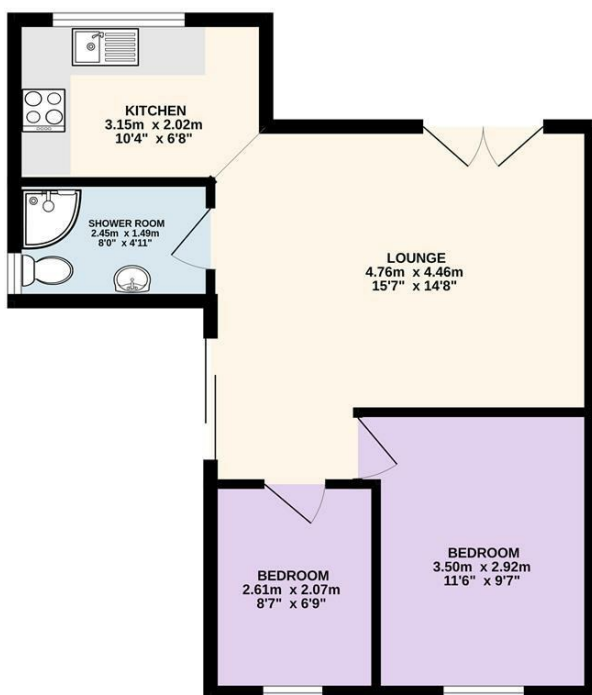
## Hybrid Map



## Terrain Map



FIRST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA: 43.2 sq.m. (465 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
Made with Metropix ©2025

## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.