



37 Ampleforth Drive, Lostock Hall, Preston, PR5 5TD

£230,000

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Located on the desirable Ampleforth Drive in Lostock Hall, this extended semi-detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. With no onward chain, this property is ready for you to move in and make it your own.

Boasting four well-proportioned bedrooms, the master suite features an ensuite bathroom, providing a private retreat for relaxation. The additional three bedrooms are perfect for family members or guests, ensuring ample space for everyone.

The property offers three inviting reception rooms, allowing for versatile living arrangements. Whether you prefer a formal dining area, a cosy lounge, or a playroom for the children, this home can accommodate your lifestyle needs.

The kitchen is well-equipped and includes a separate utility room, making household chores more manageable and keeping the main living areas tidy.

Step outside to discover an excellent rear garden, ideal for outdoor entertaining, gardening, or simply enjoying the fresh air, along with a spacious summer house to the bottom of the garden.

This space is perfect for children to play or for hosting summer barbecues with friends and family.

In summary, this charming house combines comfort, space, and a lovely garden, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the chance to view this delightful property and envision your future here. Freehold, EPC Rating D, Council Tax Band C.

Please note measurements for this property are located within the floorplan.













Road Map



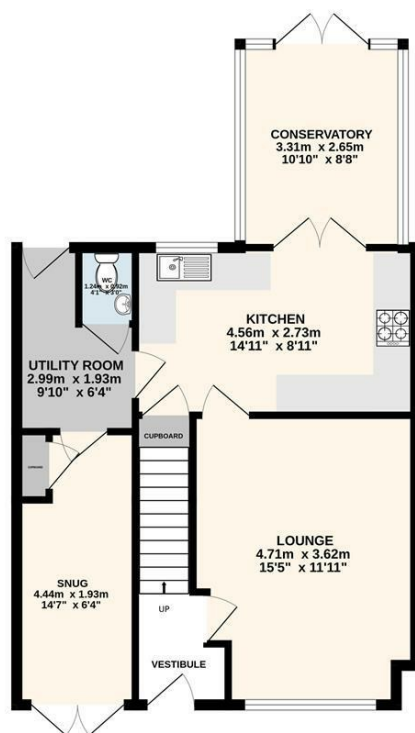
Hybrid Map



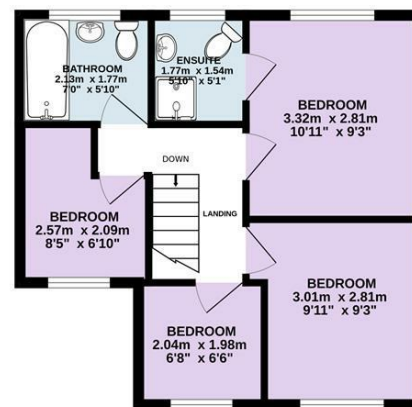
Terrain Map



GROUND FLOOR
56.7 sq.m. (610 sq.ft.) approx.



1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 93.9 sq.m. (1011 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.
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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

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