



24 Fir Trees Crescent, Lostock Hall, Preston, PR5 5SL

### Offers In The Region Of

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Located off Fir Trees Crescent, Lostock Hall, this delightful semi-detached house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property offers ample space for a growing family or those seeking extra room for guests or a home office.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxing or entertaining. The layout is both practical and inviting, ensuring a comfortable living experience. The property also features a well-appointed bathroom, catering to all your daily needs.

The location is particularly advantageous, as it is conveniently close to the local amenities of Lostock Hall, ensuring that shops, schools, and recreational facilities are just a short distance away.

This semi-detached property is not only a wonderful home but also falls within Council Tax Band B, making it an appealing choice for budget-conscious buyers. With its combination of space, location, and potential, this home is a must-see for anyone looking to make their first step onto the property ladder. Do not miss the chance to view this charming residence and envision the possibilities it holds for you and your family. EPC rating D, Council Tax Band B, Freehold.

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



























## Road Map



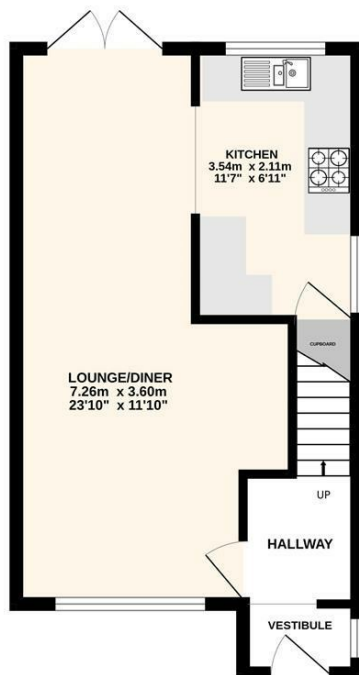
## Hybrid Map



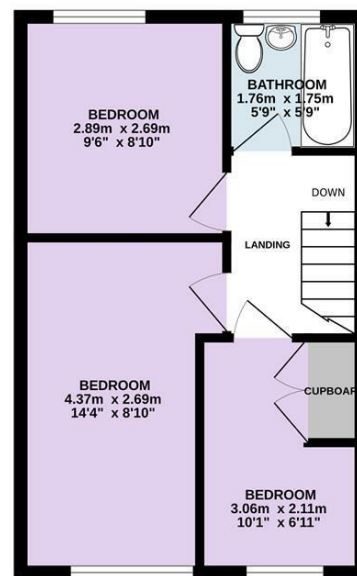
## Terrain Map



GROUND FLOOR  
33.7 sq.m. (362 sq.ft.) approx.



1ST FLOOR  
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA: 66.0 sq.m. (710 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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