



Brownedge Road Lostock Hall

- Beautifully Presented Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- Dining Kitchen





For Sale £339,950 EPC Rating 'D'

Brownedge Road, Lostock Hall





Property Description

A wonderful detached home tucked off Brownedge Road, that offers an idyllic retreat for those seeking both tranquillity and modern comfort with local amenities just a short distance away.

As you approach the charming three-bedroom home, you'll be greeted by a generously sized driveway, with the additional benefit of an tandem garage, ensuring ample parking space for both you and your guests.

Once you step inside, you'll find a spacious and welcoming entrance hallway. This hallway effortlessly flows into the front living room, featuring a charming open fireplace and views of the front garden. The laminate flooring and excellent levels of natural light instil a sense of calm in this well-proportioned space.

The second reception room with a laminate wood floor, neutral colours and a large window, has ample space for a variety of furniture and is bathed in sunlight. Ascend the stairs to the first floor, where you'll discover bedroom one with its own ensuite, providing a









private retreat.

The dining kitchen is a highlight, featuring navy shaker-style fitted cabinetry with white quartz worktops. Abundant counter space, storage, and room for appliances, including a gas range oven, make this kitchen both stylish and functional. The seamless connection to the dining area creates an idyllic space for enjoying meals with family and friends, complemented by a convenient utility room.

Two additional double bedrooms on the ground floor are spacious and well-lit, while a three-piece family bathroom adds practicality to the home.

Outside the gardens wrap around the home, and a fantastic, covered seating area provides an ideal space for entertaining.

Spanning two floors, is thoughtfully designed to accommodate diverse living arrangements and flexible workspaces.

LOCAL INFORMATION

LOSTOCK HALL is a suburban village within the South Ribble borough of Lancashire. It is located on the south side of the Ribble River, some 3 miles south of Preston and 2.5 miles north of Leyland. Within easy reach of local amenities, supermarkets, schools and all major motorway links.

ENTRANCE HALL

LIVING ROOM 11' 7" x 12' 4" (3.53m x 3.76m) DINING KITCHEN 9'6" x 26'9" (2.9m x 8.15m) UTILITY ROOM 9' 4" x 4' 5" (2.84m x 1.35m) OFFICE/RECEPTION ROOM 10' 11" x 10' 7" (3.33m x 3.23m) **BEDROOM ONE** 16' 3" x 11' 11" (4.95m x 3.63m) ENSUITE 11' 0" x 4' 10" (3.35m x 1.47m) BEDROOM TWO 11' 10" x 10' 7" (3.61m x 3.23m) **BEDROOM THREE** 9' 4" x 12' 3" (2.84m x 3.73m) BATHROOM 7' 6" x 6' 10" (2.29m x 2.08m) OUTSIDE

GARAGE

We are informed this property is Council Tax Band D For further information please check the Government







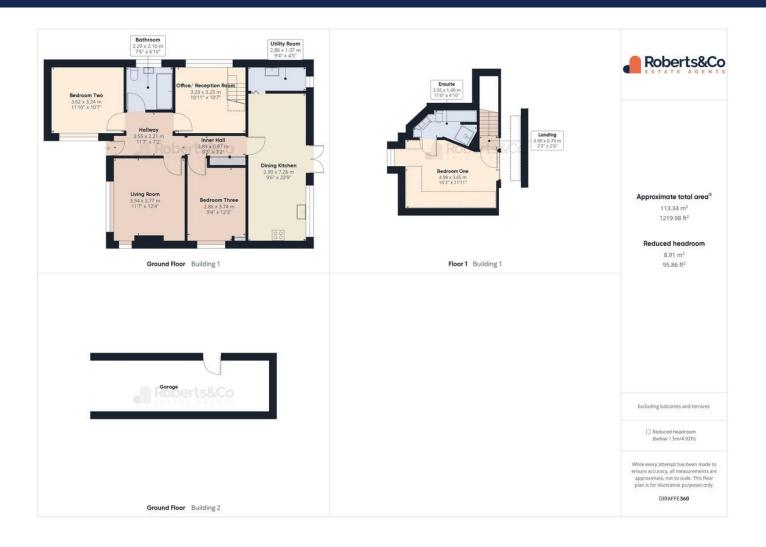


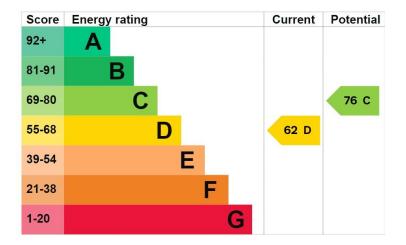
Website

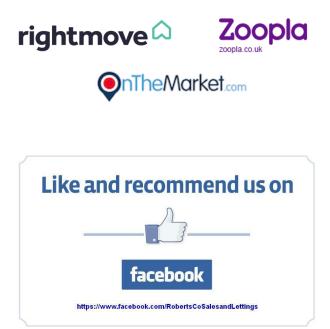
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.









36e Liverpool Road Penwortham Preston Lancashire PR1 0DQ www.roberts-estates.co.uk info@roberts-estates.co.uk 01772 746 100 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements