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**Brownedge Road**  
Lostock Hall

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

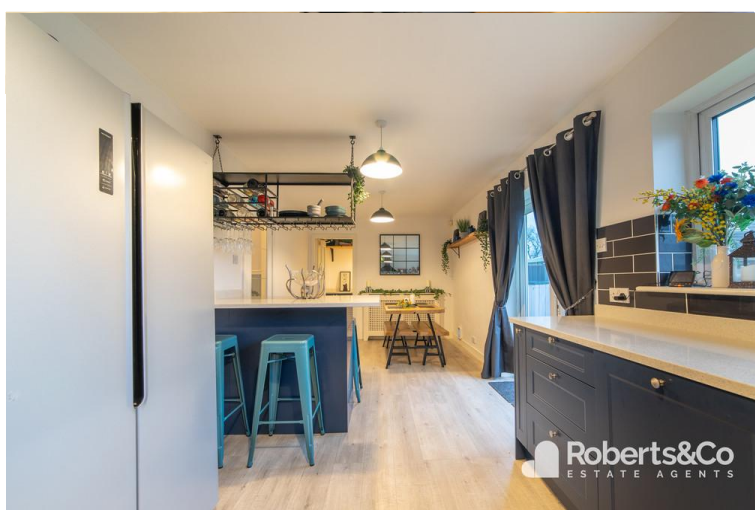
**For Sale Offers Over £325,000**  
EPC Rating 'D'



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## 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 a 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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>11</sup>

113.34 m<sup>2</sup>  
1219.98 ft<sup>2</sup>

Reduced headroom

8.91 m<sup>2</sup>  
95.86 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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36e Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

[www.roberts-estates.co.uk](http://www.roberts-estates.co.uk)  
[info@roberts-estates.co.uk](mailto:info@roberts-estates.co.uk)  
01772 746 100

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