



**Ampleforth Drive**  
Lostock Hall

- **Great First Time Buy or Investment**
- **3 Bedroom Home**
- **Offered With No Chain**
- **In Need of Modernisation**

**For Sale Offers Over £150,000**  
EPC Rating 'D'





## Property Description

This three-bedroom semi detached house offers a wealth of potential, allowing you to indulge in the creative process and transform it into a stunning home.

Ampleforth Drive already includes central heating system with a boiler and radiators, as well as double glazed windows, ensuring comfort and energy efficiency.

Stepping into the home, the living room has a lovely large window to the front, flooding the room with natural light and feature gas fire, we can imagine some cosy nights snuggled on the sofa with the fire on.

While the kitchen on this floor is functional, a touch of sparkle is needed to truly elevate the space to its full potential. Imagine the possibilities once you've installed a brand-new kitchen that will become the heart of the home, radiating style and sophistication.

Making your way upstairs, you'll discover three



generously proportioned bedrooms, perfectly suited for family living or as an attractive investment opportunity. These rooms provide ample space for rest, relaxation, and personalisation, ensuring a comfortable and adaptable living environment.

Also on the first floor you'll find the bathroom conveniently located. Although it possesses a good layout, a makeover is in order to make it truly stand out. Picture it adorned with tasteful tiles and fitted with a fresh suite, transforming it into a captivating sanctuary that impresses both residents and guests.

Outside to the front, off road parking for two cars, and a front garden. The rear garden is enclosed with gated access. There is also a detached garage with store area, could this be your work from home office.

Whether you are seeking your dream family home or a savvy investment, this property holds the promise of a bright future. Don't miss the chance to seize this opportunity and embark on an exciting renovation journey.

#### 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.



PORCH

HALLWAY

LIVING ROOM

12' 5" x 10' 8" (3.78m x 3.25m)

KITCHEN DINER

8' 0" x 14' 11" (2.44m x 4.55m)

LANDING

BEDROOM ONE

10' 9" x 9' 0" (3.28m x 2.74m)

BEDROOM TWO

9' 8" x 8' 2" (2.95m x 2.49m)

BEDROOM THREE

6' 9" x 6' 6" (2.06m x 1.98m)

BATHROOM

7' 6" x 5' 7" (2.29m x 1.7m)

OUTSIDE

GARAGE

19' 9" x 9' 10" (6.02m x 3m)

STORAGE AREA

5' 4" x 10' (1.63m x 3.05m)

We are informed this property is Council Tax Band B

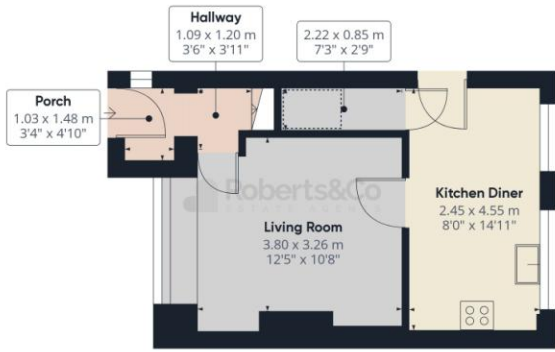




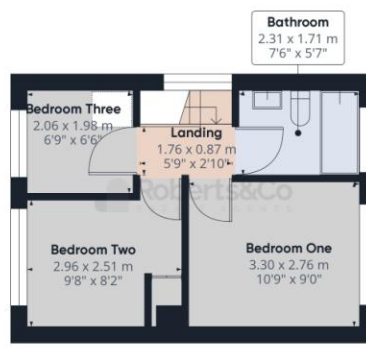
For further information please check the Government Website

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

**Approximate total area<sup>(1)</sup>**  
79.7 m<sup>2</sup>  
857.83 ft<sup>2</sup>

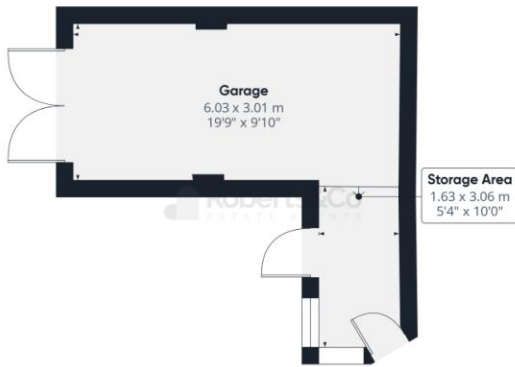
**Reduced headroom**  
0.92 m<sup>2</sup>  
9.88 ft<sup>2</sup>

(1) 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



Ground Floor Building 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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