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Lyndale Avenue  
Lostock Hall

- Immaculately Presented Throughout
- Open Views to The Rear
- Offered With No Chain
- 2 Reception Rooms

**For Sale £300,000 (Offers Over)**  
EPC Rating 'C'



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## Property Description

This stunning 2-bedroom detached bungalow is a gem in a serene location, offering a perfect blend of modern comfort and spaciousness. As you approach the property, the first thing you'll notice is the impressive curb appeal, with a large driveway that provides ample parking space and a well-maintained garden that sets a welcoming tone.

Upon entering, you are greeted by a spacious hallway that leads to a tastefully designed living room. This room is bright and airy, with large windows that allow natural light to flood in, creating a warm and inviting atmosphere. The neutral color palette and high-quality finishes throughout the bungalow add to the sense of elegance and sophistication.

The heart of this home is the modern dining kitchen, which has been fully renovated to a high standard. It features sleek cabinetry, premium countertops, and high-end appliances that will delight any home chef. The dining area provides a perfect space for family meals or entertaining guests, and it has a lovely view





of the garden, which is accessed through a set of sliding glass doors. This design element seamlessly blends indoor and outdoor living, allowing you to enjoy the open views from the comfort of your home.

The bungalow offers two generously sized double bedrooms, each with ample closet space and large windows that bring in plenty of natural light. The family bathroom is a contemporary oasis, with elegant tiling, a modern vanity, and a spacious walk-in shower or bathtub.

The property's outdoor space is equally impressive, with a large garden that offers plenty of room for outdoor activities, gardening, or simply relaxing while taking in the open views. The garden's layout is well-thought-out, providing areas for both relaxation and entertainment.



A detached garage provides additional storage or workshop space, and its location on the generous driveway adds to the convenience of the property. This bungalow is an ideal choice for those seeking a tranquil retreat with modern comforts and a stylish design. Its location on a great-sized plot with open views to the rear further enhances the sense of peace and privacy, making it a perfect place to call home.

#### 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

11' 10" x 15' 0" (3.61m x 4.57m)

#### OPEN PLAN FAMILY DINING KITCHEN

#### DINING KITCHEN

8' 2" x 14' 9" (2.49m x 4.5m)

#### LIVING AREA

9' 6" x 14' 9" (2.9m x 4.5m)

#### BEDROOM ONE

10' 2" x 17' 10" (3.1m x 5.44m)

#### BEDROOM TWO

11' 8" x 12' 0" (3.56m x 3.66m)

#### BATHROOM

9' 2" x 6' 5" (2.79m x 1.96m)

#### OUTSIDE

#### GARAGE





8' 3" x 30' 7" (2.51m x 9.32m)

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

Approximate total area<sup>(1)</sup>

127.7 m<sup>2</sup>  
1374.51 ft<sup>2</sup>

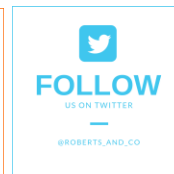


Ground Floor Building 2

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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