



Chartwell Rise, Lostock Hall, Preston

Offers Over £349,995

Ben Rose Estate Agents are pleased to present this delightful three-bedroom detached bungalow situated in the sought-after area of Lostock Hall. This charming home offers spacious living with a beautiful conservatory and ample driveway parking. Conveniently located, it benefits from excellent travel links, including close proximity to the M6 and M65 motorways, with Lostock Hall train station just a ten-minute walk away. Local amenities such as shops, schools, and parks are all within easy reach. Viewing at your earliest convenience is highly recommended to avoid disappointment.

Internally, the property features a welcoming entrance hallway from which most rooms can be accessed. On the left, you will find the spacious lounge with a feature fireplace. Next, you will enter the modern kitchen, which is set in a semi-open plan layout with the conservatory at the rear. The modern kitchen is equipped with an integrated oven and hob, with additional space for freestanding appliances. The bright and airy conservatory offers a perfect dining area while providing versatility for alternative uses. The garden can be accessed from here via a single door. Continuing through the home, you will discover three well-proportioned double bedrooms, all of which benefit from integrated storage. The master bedroom boasts an ensuite shower room. An additional three-piece shower room is located off the main hallway, completing the internal offerings.

Externally, the front of the property features a well-maintained garden with two driveways to the front and side, offering off-road parking for multiple vehicles. The detached double garage is a great addition to the property, accessed via electric doors at the front with single door access at the side. To the rear is a good-sized garden, primarily laid to lawn with a stone patio area and a pagoda adorned with beautiful, established wisteria, perfect for outdoor enjoyment.



BEN  ROSE



BEN  ROSE



BEN  ROSE



BEN  ROSE







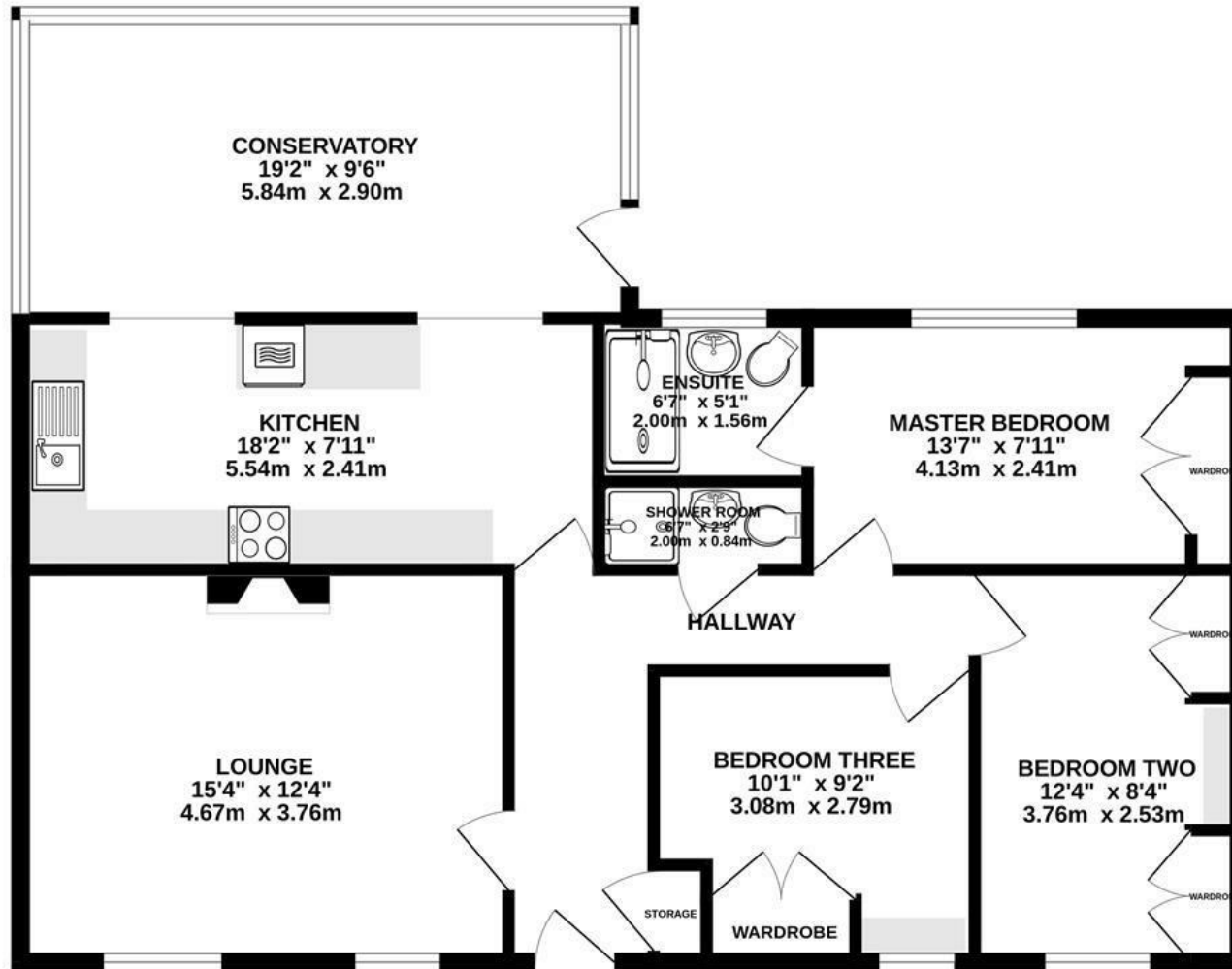
BEN  ROSE



BEN  ROSE



GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 76 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 56 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 76 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| 56 | |
| England & Wales | EU Directive 2002/91/EC |