



**Bridge Way, Lostock Hall, Preston**

**Offers Over £215,000**

Ben Rose Estate Agents are pleased to present to market this lovely two-bedroom bungalow situated in the sought-after area of Lostock Hall. This would be an ideal home for someone seeking a solely ground floor residence in a quiet location. The property is ideally positioned near local towns and cities, with Preston only a short drive away. Local amenities such as shops and schools are conveniently nearby, and travel links via the M6, M61, and M65 motorways are easily accessible, making commuting a breeze.

Upon entering from the side of the home, you'll find yourself in the main hallway, which provides access to each room. The spacious lounge, featuring a large bay-fronted window, offers a bright and inviting space with potential for a dining area. The home includes two bedrooms; the second bedroom could also serve as a home study and comes with integrated storage. The three-piece family bathroom is equipped with a jacuzzi bath, perfect for relaxing. The modern kitchen boasts integrated appliances throughout, including a coffee machine, microwave, fridge, oven, and washer, with convenient access to the garden from here.

Externally, the property offers a good-sized driveway with space for up to three cars, leading up to a single detached garage. The rear of the home features a generously sized garden with beautifully arranged paving, providing an ideal seating area. Additionally, there is a charming summer house, perfect for enjoying warm afternoons.

This delightful bungalow truly offers comfortable living in a desirable location.







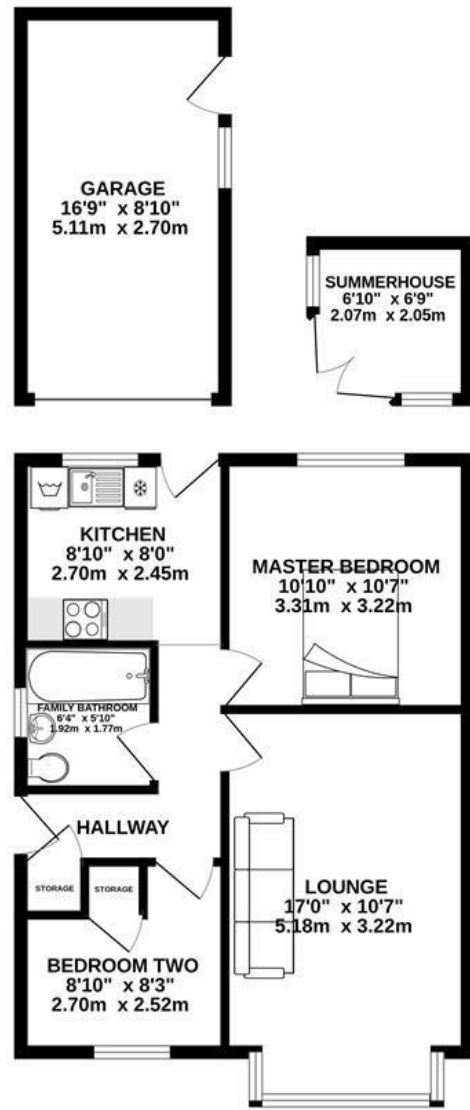






# BEN ROSE

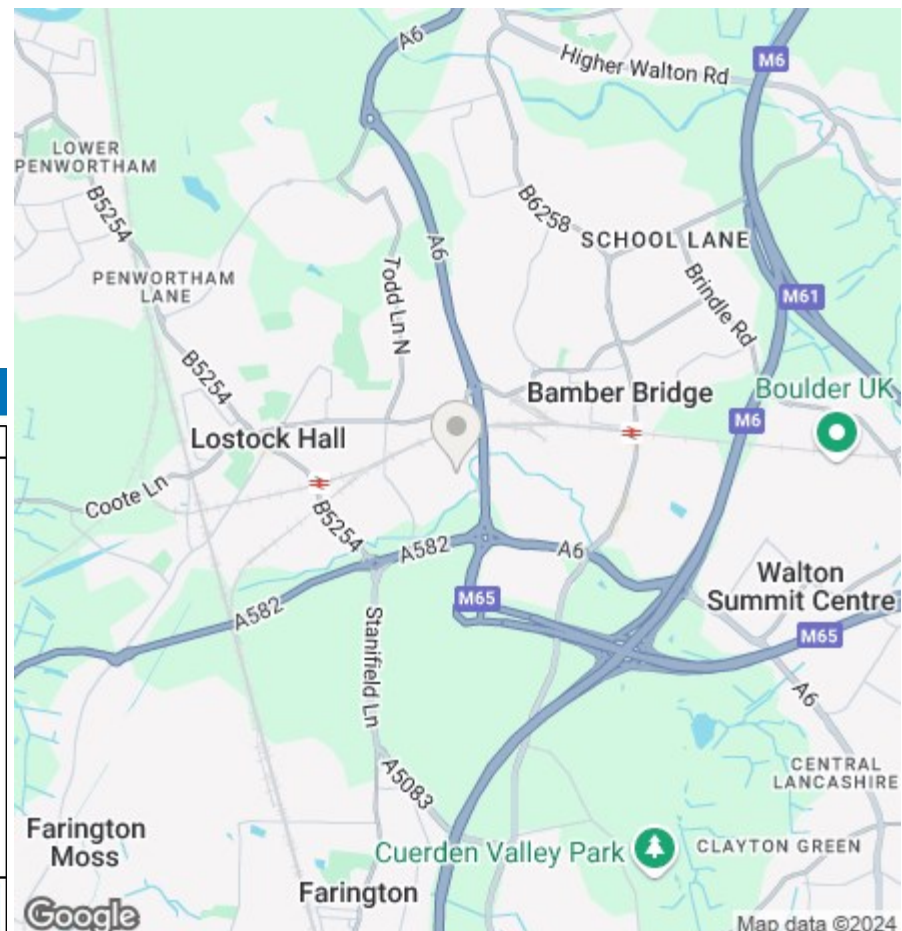
GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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.  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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