



St. James Close, Lostock Hall, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom detached bungalow in the peaceful area of Lostock Hall. Situated in a tranquil neighborhood, this property is close to local amenities and offers excellent travel links, including local bus routes, Lostock Hall train station, and the M6 and M65 motorways, ensuring convenient connectivity. A short five-minute drive brings you to the bustling area of Bamber Bridge, with its array of shops, eateries, and services.

Upon entering the home, you are welcomed by a spacious entrance hallway that grants access to all the rooms. Directly across from the front door, the hallway leads into the kitchen, equipped with integrated appliances such as a hob and oven. There is also a separate fridge situated under one of the worksurfaces. From the kitchen, there is a convenient access point to the garden, perfect for outdoor dining and relaxation. To the right of the entrance hallway, you will find a large, inviting lounge featuring a bay window, a cozy fireplace, and sliding doors that open onto the garden, allowing ample natural light to fill the room. On the opposite side of the house, the master bedroom boasts a large window overlooking the garden, providing a serene view. The second bedroom, also well-sized, includes a window that lets in plenty of light. Adjacent to the master bedroom is a three-piece family bathroom. The hallway also includes access to the loft, which is boarded up to about 80% and features an accessible ladder, offering additional storage space.

The exterior of the property is equally impressive, starting with a large lawn area at the front, which enhances the home's curb appeal. To the side of the house, there is a garage with an adjoining driveway, providing ample parking space. The rear garden is a delightful feature of this home, with a well-maintained lawn and plenty of seating space, ideal for entertaining guests or enjoying quiet moments outdoors.

The garage can also be accessed from the garden, adding to the property's convenience and functionality.

In summary, this lovely detached bungalow in Lostock Hall offers a blend of comfort, practicality, and excellent location. With its spacious interior, well-maintained gardens, and convenient travel links, this property is an ideal choice for those seeking a tranquil yet connected lifestyle.











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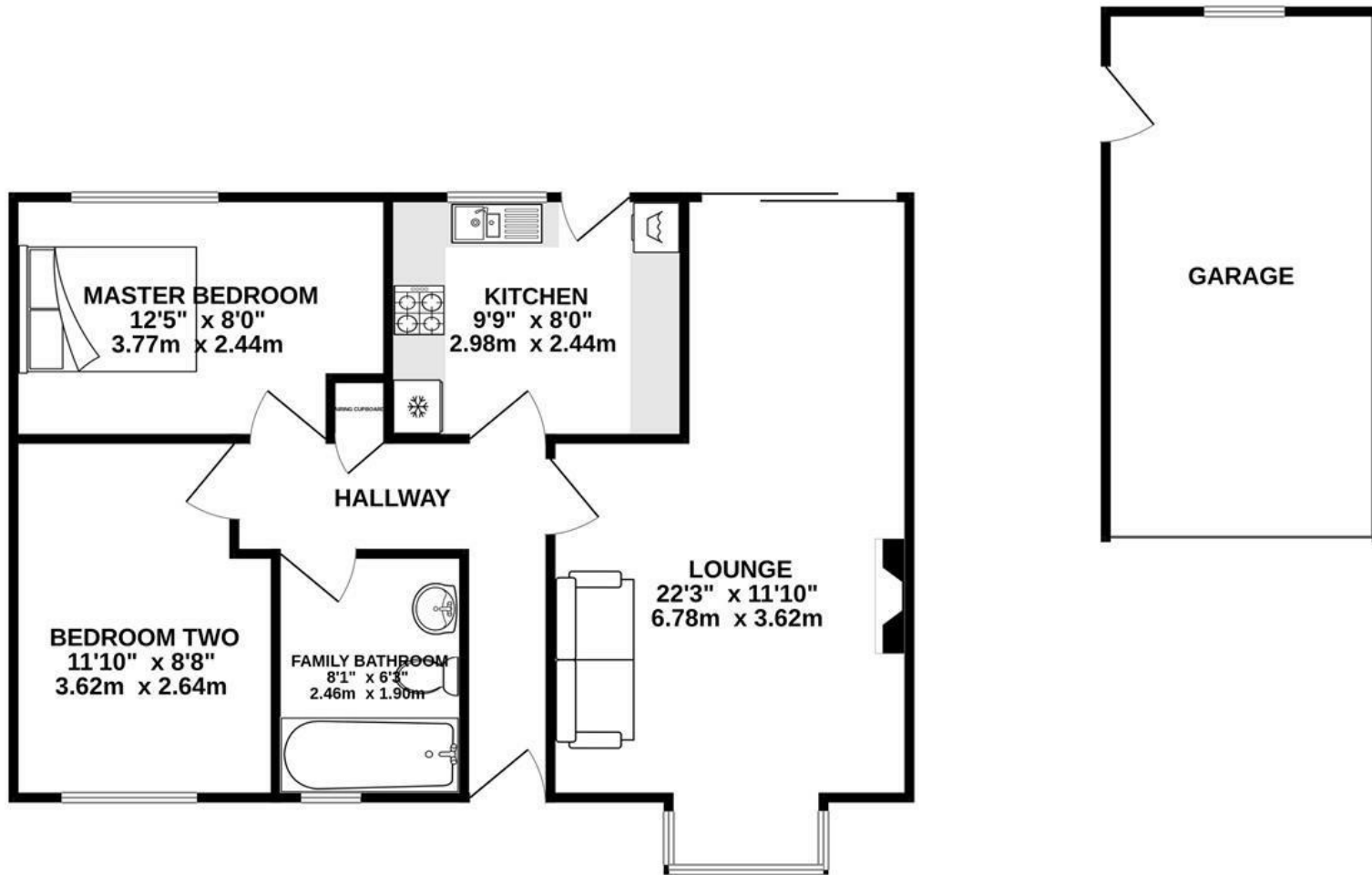


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GROUND FLOOR 752 sq.ft. (69.9 sq.m.) approx.

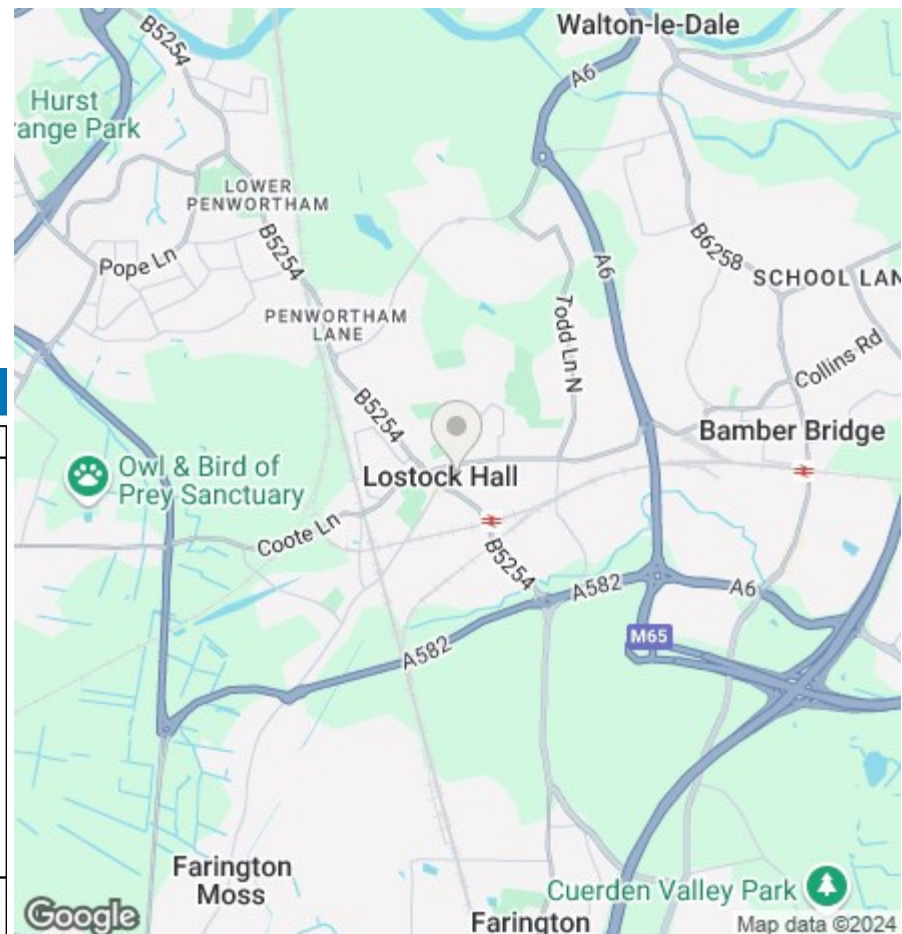


TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales	EU Directive 2002/91/EC	67