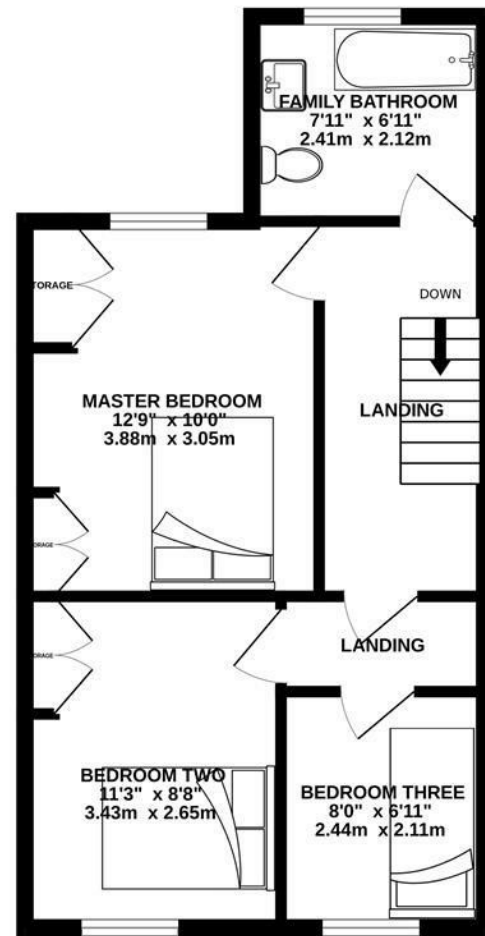
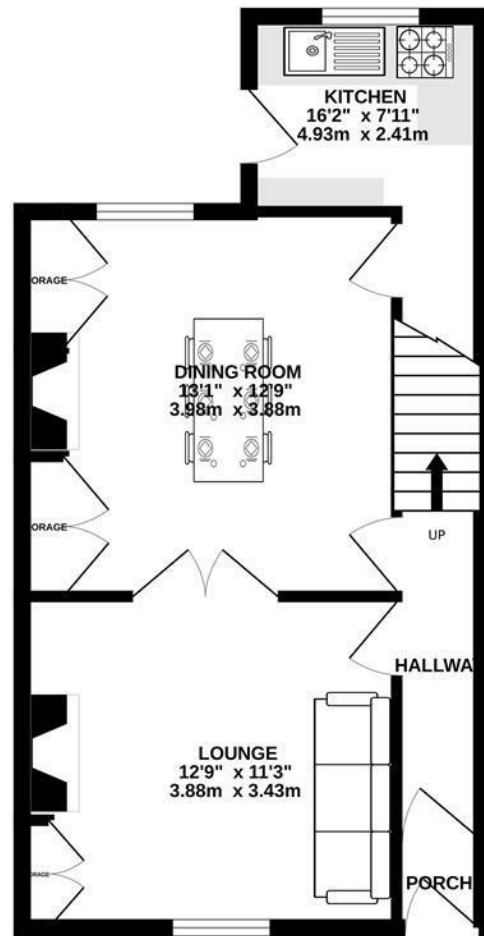


GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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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
	82

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

BEN  ROSE



Ward Street, Lostock Hall, Preston

Offers Over £119,950

Ben Rose Estate Agents are delighted to present to the market this charming three bedroom, mid terrace property. This is a fantastic opportunity for first time buyers or investors as the property offers great living accommodation in a central location in Lostock Hall. The property is set within walking distance of Lostock hall's train station and is also within commuting distance of all major northwest towns and cities via local motorways (M6, M61 & M65) All whilst still enjoying the delights of the local Lancashire countryside, good local schools, supermarkets and other local amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance porch leading into the hall. From here you can find access to all ground floor rooms. The lounge is found to the front of the home, is of a good size and receives ample light from the south facing window. Here you'll also find a feature fireplace and access to the dining room via a set of double doors. The dining room has sufficient space for a large family dining table, features a second fireplace and gives through access to the kitchen. Both the lounge and dining room comprise of built in storage space. The kitchen provides ample wall and base units with a breakfast bar for two, room for freestanding appliances and access to the rear yard. The under stair storage has been thoughtfully opened up to maximise space.

Moving upstairs, you'll find three good sized bedrooms with the master and bedroom two large enough to fit a double bed and furnishings and benefiting from built in wardrobes. The three piece family bathroom can also be found on this floor with bath and over head shower.

Externally, to the front of the property is room for on road parking. To the rear is convenient yard with rear access to the land behind.

The room dimensions of all our properties can be found on the floor plan.

