



Bridge Way, Lostock Hall, Preston

Offers Over £195,000

Ben Rose Estate Agents are delighted to present to market this charming three-bedroom semi-detached property, located in a peaceful and friendly neighborhood in the sought-after area of Lostock Hall. The home is conveniently situated for commuting to all major Northwest towns and cities via nearby motorways (M6, M61, & M65), while also enjoying the charm of the local Lancashire countryside. Additionally, it benefits from excellent local schools, shops, and amenities right on the doorstep. Viewing at your earliest convenience is highly recommended to avoid potential disappointment.

Stepping into the property, you'll find yourself in the welcoming entrance hallway, where the stairs to the upper level are located. To the left, you enter the spacious lounge, with feature fireplace, large front-facing windows, and access to convenient understairs storage. Continuing through, you'll enter the redesigned and newly fitted kitchen/diner. The kitchen boasts modern wall and base units, new flooring, and all integrated appliances. There is ample space for a family dining table, and newly installed patio doors open to the rear garden.

Moving upstairs, you'll find three well-proportioned bedrooms, two of which are doubles. The master bedroom benefits from integrated storage. A three-piece family bathroom with an over-the-bath shower completes this floor.

The home has been updated with a new central heating system featuring a Worcester Bosch Combi boiler, adding efficiency and comfort.

Externally, the front of the property features a well-maintained lawn and a private driveway leading to a detached brick garage, accessible via an up-and-over door at the front and a secure side door. The generously sized rear garden includes a lawn and a paved patio, perfect for garden furniture. The garden offers a scenic woodland view and is not overlooked, providing a peaceful and private outdoor space.











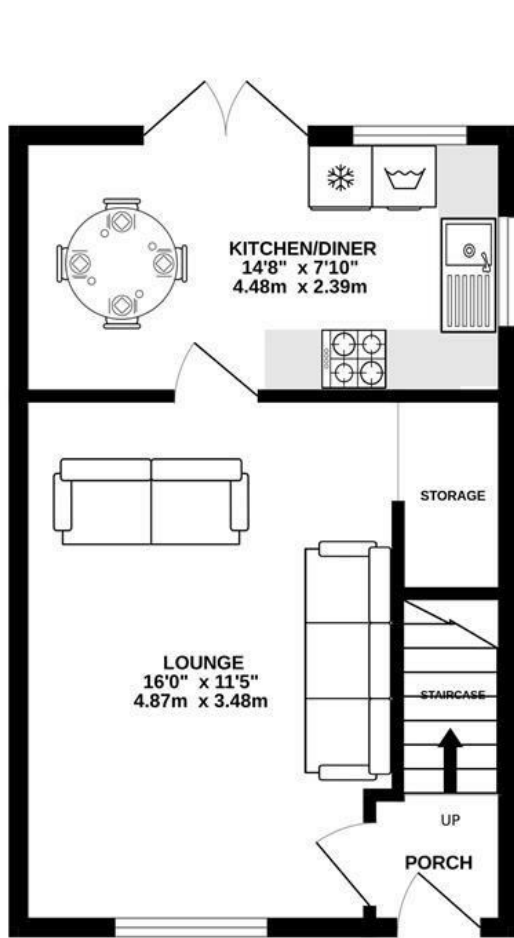
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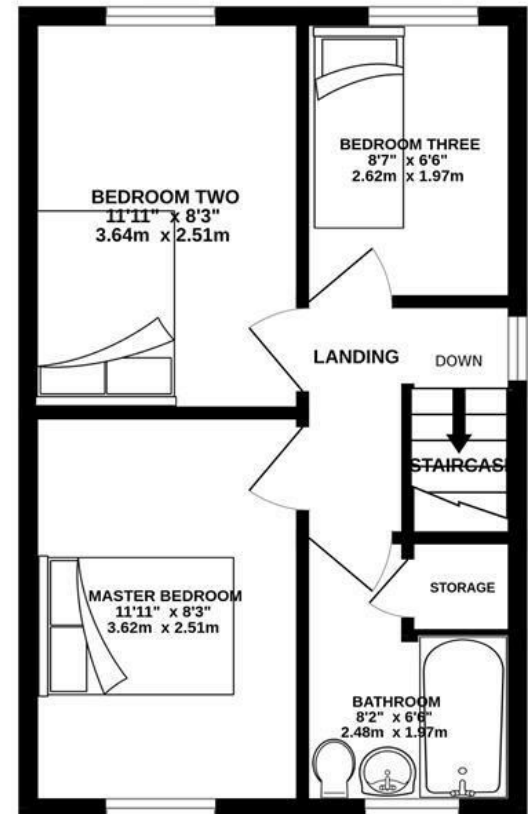
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GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

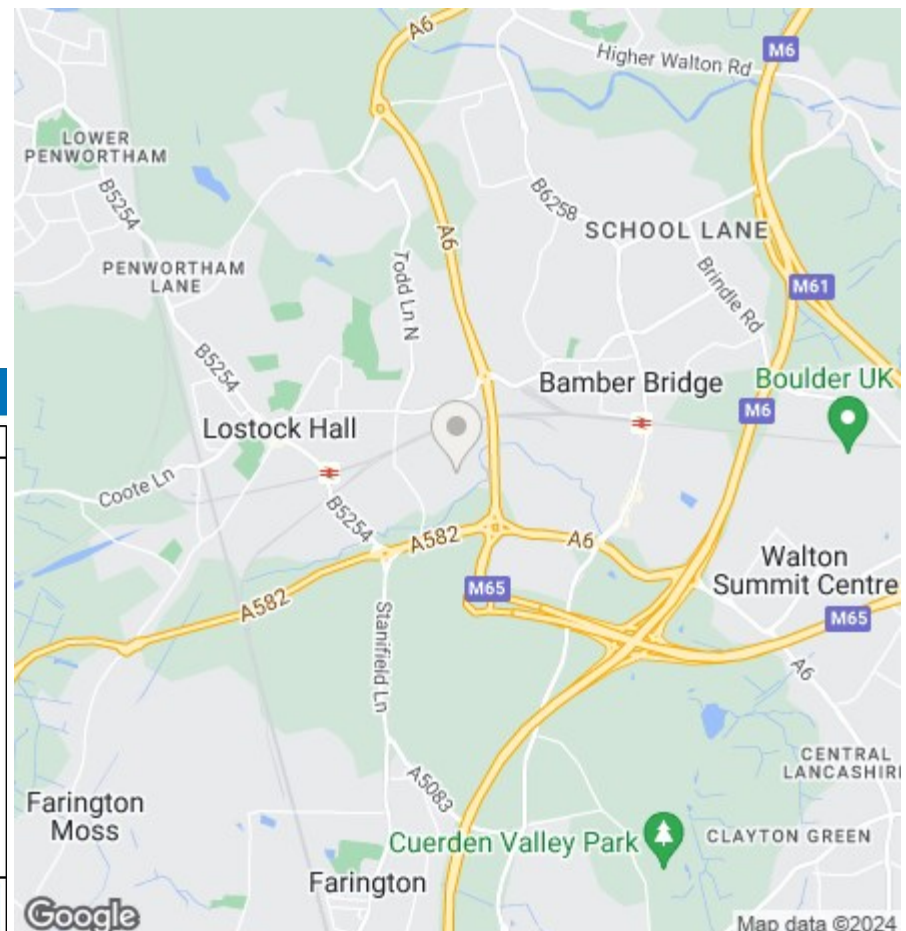


TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

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) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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