



Riverway Close, Lostock Hall, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, two bedroom, semi-detached property located on a quiet and friendly cul-de-sac in the heart of Lostock Hall. The home is ideally situated close to superb local amenities such as supermarkets, restaurants, and schools, while being just a short drive from Preston City Centre. With excellent travel links via the nearby M6, M61, and M65 motorways, this home strikes the perfect balance between tranquility and easy accessibility for commuters.

Upon entering the property, you are welcomed into the entrance hall, which leads into a spacious lounge. The lounge, featuring a fronted bay window and a cozy fireplace, benefits from being re-plastered and painted within the last 18 months. From here, you'll find access to the kitchen/diner. The kitchen offers ample wall and base units, providing plenty of storage, with additional space for freestanding appliances. There is also a generous under-stair storage area, ideal for use as a pantry. The dining area comfortably accommodates a four-person dining table and offers patio door access to the rear garden, perfect for indoor-outdoor living.

Moving to the first floor, you'll find two double bedrooms, both featuring integrated storage space. The master bedroom spans the full width of the home, offering plenty of room and natural light. The modern family bathroom, fitted within the last 12 months, features a contemporary three-piece suite, complete with a bath and overhead shower.

Externally, the property boasts a large driveway with space for up to four cars, and a sense of privacy with mature shrubs and trees surrounding the easy-to-maintain front lawn. The rear of the home presents a generously sized, south-facing landscaped garden, which is not directly overlooked, offering a peaceful retreat. The garden features a decked area for outdoor entertaining and a well-kept lawn. This property, with its spacious layout and desirable location, presents a fantastic opportunity for those looking to create their perfect family home.



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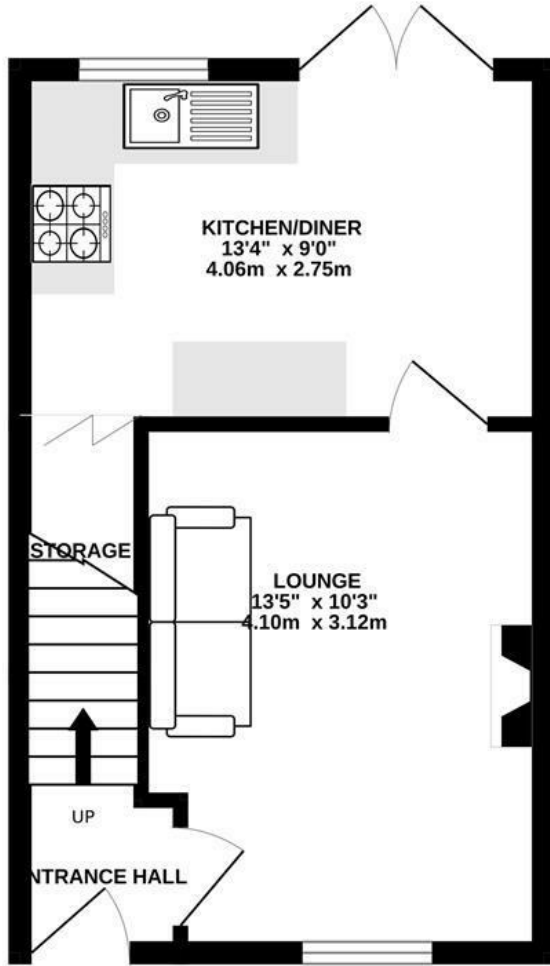




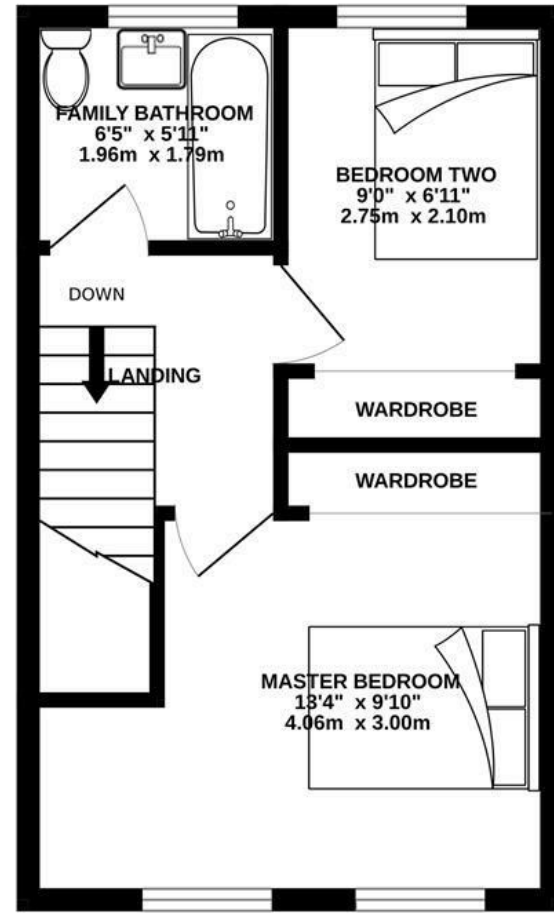




GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.

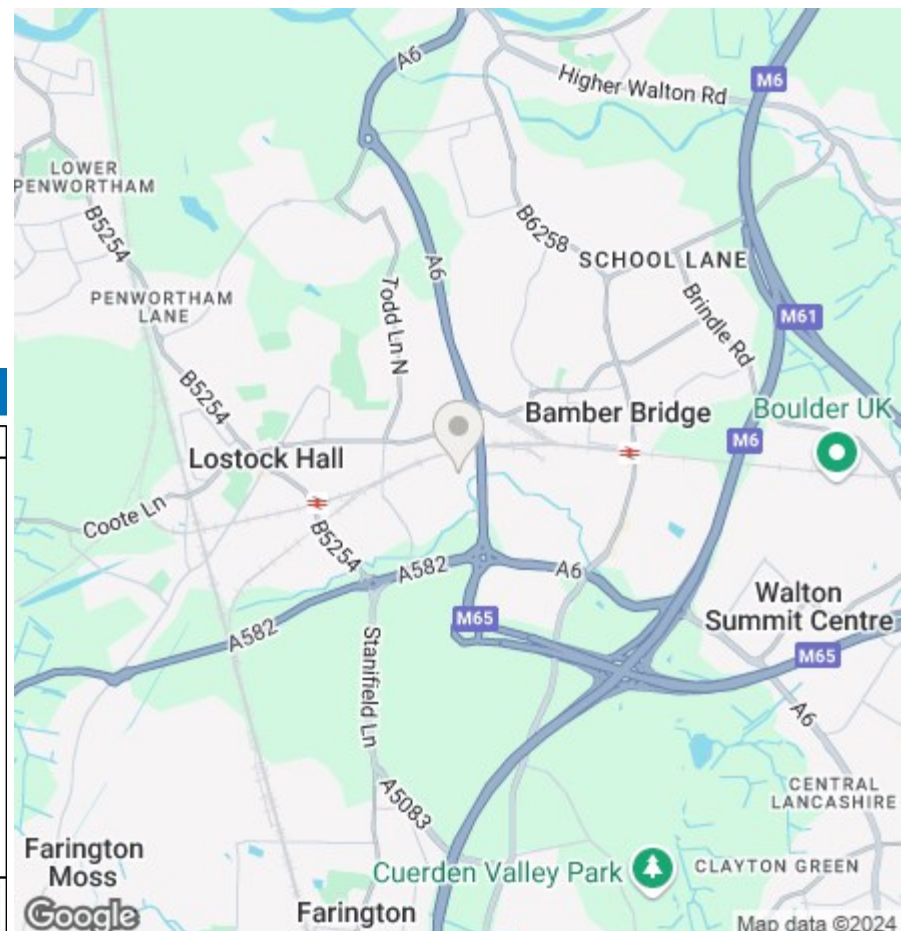


TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.

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	

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	