



Morland Avenue, Lostock Hall, Preston

Offers Over £270,000

Ben Rose Estate Agents are pleased to present to market this beautiful, four bedroom, detached property in Lostock Hall, Preston. This would be an ideal family home and is situated on a quiet cul-de-sac. The property is ideally placed near to superb local schools, shops and amenities. There is also fantastic travel links via the nearby train station, convenient road links into Preston City Centre and local bus routes. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. Here, you'll find the spacious front lounge that features a fireplace as a centre piece and French doors leading into the dining room. The dining room has an ample amount of space for a large family dining table. Here, you'll also have through access into the bright and airy conservatory to the rear of the property. This space would be ideal to be used as an additional sitting room or family room. The modern fitted kitchen/breakfast features integrated appliances throughout such as a fridge/freezer, dishwasher and a wall-based oven. You'll also find a breakfast bar for up to two people. Additionally on this floor is a convenient WC.

Moving upstairs, you'll find four good sized bedrooms with the majority benefitting from fitted wardrobes. The master also benefits from a three piece ensuite with corner bath. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a driveway for up to two cars and leads up to the single integrated garage. To the rear is a secluded garden that is primarily lawned throughout. It also has a gravelled patio area and isn't overlooked by neighbouring properties.





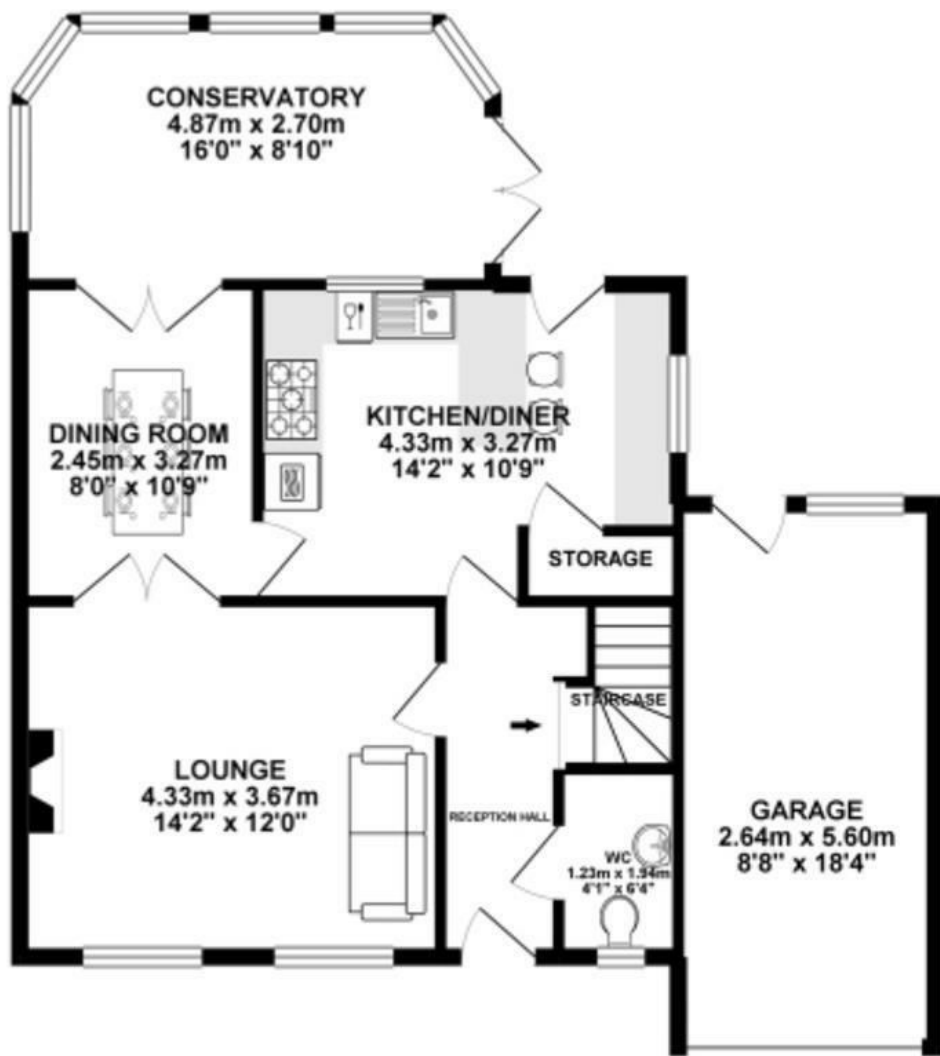




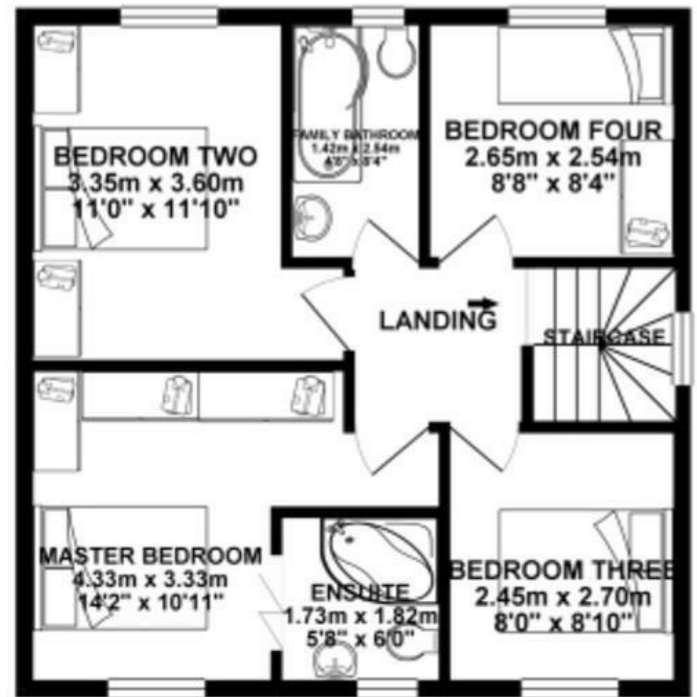




GROUND FLOOR 74.52 sq. m.
(802.14 sq. ft.)



1ST FLOOR 46.98 sq. m.
(505.67 sq. ft.)

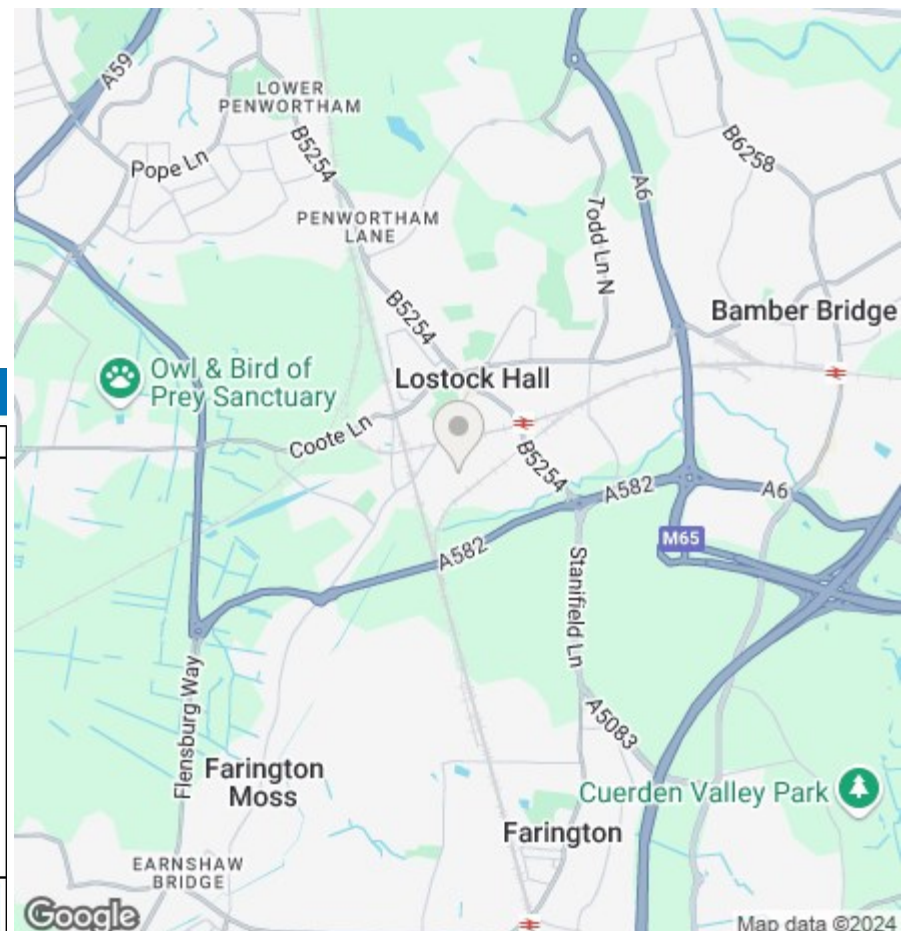


TOTAL FLOOR AREA : 121.50 sq. m. (1307.81 sq. ft.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	74
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	