



Queen Street, Lostock Hall, Preston

Offers Over £140,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end terrace, situated on a no through road in the highly sought-after area of Lostock Hall, Lancashire. This delightful home offers an ideal opportunity for first-time buyers. Lostock Hall boasts excellent travel links with easy access to the M6 and M61 motorways, while nearby train and bus services provide seamless connections to Preston and surrounding towns and cities. The area also benefits from a variety of local amenities, including shops, cafes, and well-regarded schools.

As you step into the property, you're welcomed by a cosy reception hall with a staircase subtly positioned towards the end. The front lounge is generously proportioned, featuring integrated storage that enhances the room's functionality. Continuing through, the sizeable kitchen/breakfast room stands out with its contemporary theme featuring integrated appliances, including dual ovens, an induction hob, and a fridge. A central island with a breakfast bar adds a contemporary touch. Adjacent to the kitchen, the utility room offers convenient additional space and direct access to the rear yard.

Moving upstairs, the open landing leads to two spacious double bedrooms. The master bedroom impresses with its walk-in wardrobe, offering ample storage. The second bedroom is equally inviting, showcasing a charming feature fireplace and a part storage cupboard. Completing the first floor is a stylish three-piece family bathroom, highlighted by a luxurious freestanding bath.

Externally, the property offers on-road parking at the front. The rear yard is a private space, featuring a unique outdoor fireplace—perfect for cosy evenings. This home is a must-see, combining comfort, convenience, and character in a fantastic location.







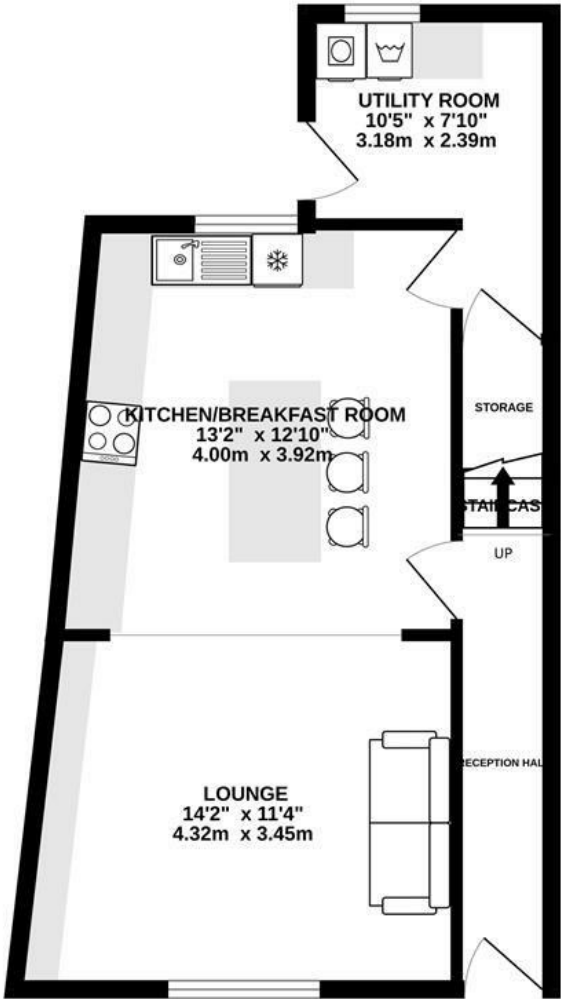




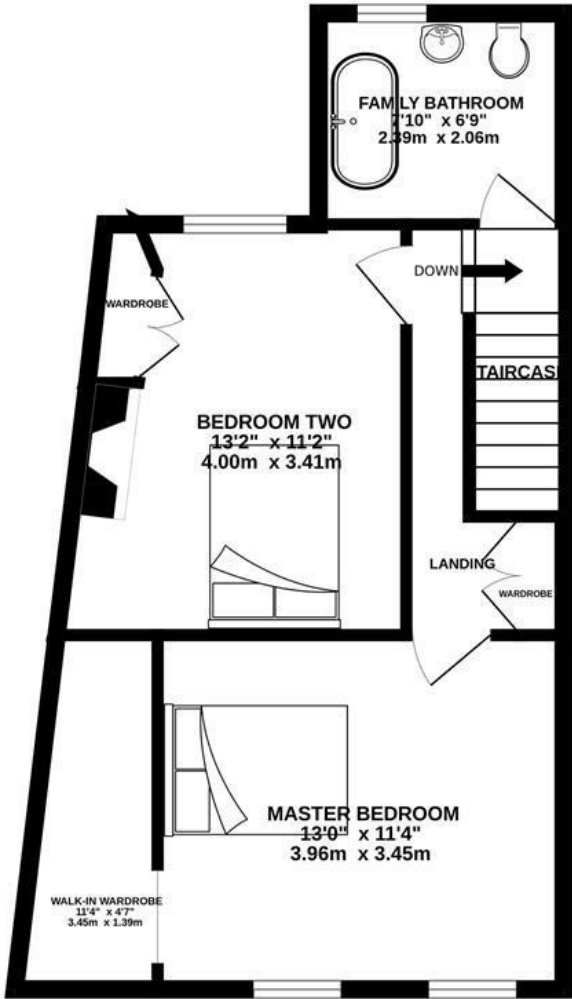


BEN ROSE

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
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		

