



Mercer Road, Lostock Hall, Preston

Offers Over £155,000

Ben Rose Estate Agents are delighted to introduce to the market this beautifully presented, two bedroom semi-detached property in a sought after part of Lostock Hall. This home would be ideal for first time buyers or a couple. Benefitting from easy access to Leyland town and Preston city centres, great motorway links (M6/M61) and highly regarded schools on your doorstep. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall leading through to a spacious lounge with feature log burning fireplace and large front-facing window letting ample light into the room. This leads through to the newly fitted modern kitchen/diner where you'll find stylish worktops, integrated oven, hob, dishwasher, washing machine and space for other freestanding appliances. Breakfast bar for two enjoying views of garden. Access to the garden can be found here.

Moving upstairs, you will find two spacious bedrooms, master particularly generous in size and the large four piece family bathroom with separate bathtub and walk-in shower.

Externally, to the front of the property is a driveway for 2 vehicles, lined with a mature hedge for privacy. To the rear is a generous secluded garden space with a laid lawn and patio for outdoor furniture.

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







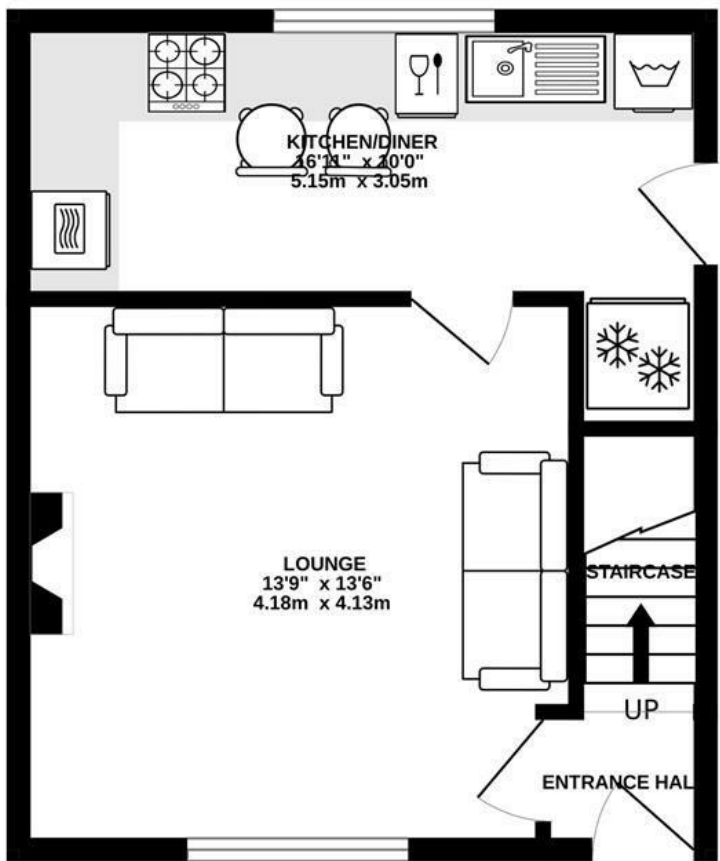




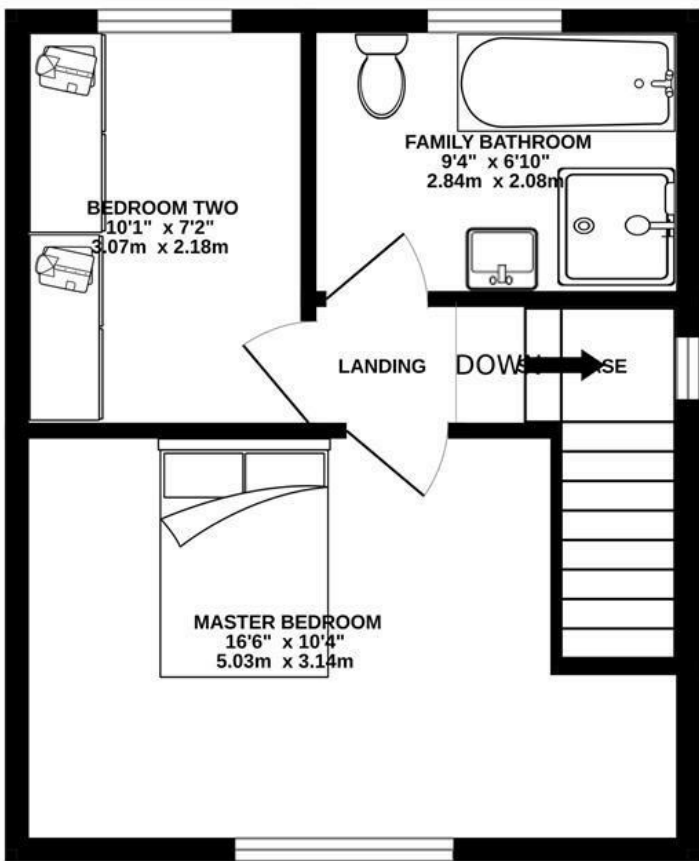


BEN ROSE

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.




TOTAL FLOOR AREA : 677 sq.ft. (62.9 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		55
(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 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



