



Glendale Crescent, Lostock Hall, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached home, located in the heart of Lostock Hall, Lancashire. This property is ideal for those looking for a renovation project or a potential investment opportunity and is offered with NO CHAIN. Situated in a sought-after area, the home is within easy reach of local amenities, including reputable schools, shops, and parks. It benefits from excellent transport links, with Lostock Hall train station and frequent bus routes nearby, while the M6 and M65 motorways provide convenient access to Preston, Blackburn, and beyond.

Stepping into the property, you are welcomed into an entrance hall that leads into the main reception hall, setting the tone for the home's potential. At the front of the property, you'll find a spacious lounge featuring a charming fireplace, perfect for cozy evenings. Adjacent to the lounge is the third bedroom, which could serve as a versatile space for a home office or guest room. Towards the rear of the home, the dining room offers a bright and airy setting and provides access to both the conservatory and the kitchen. This floor also includes a separate bathroom and WC for added convenience.

Ascending to the first floor, the home boasts two generously sized double bedrooms, each benefiting from ample fitted storage. From the landing, there is additional access to eaves storage, offering a practical solution for keeping the home clutter-free.

Externally, the property features a driveway at the front that extends alongside the home, providing parking for multiple vehicles and leading to a detached single garage at the rear. The private rear garden is predominantly paved, offering low-maintenance outdoor space with potential for further landscaping or development.

This home presents an exciting opportunity to create a personalized space in a fantastic location and is ideal for first-time buyers or investors looking to take advantage of its potential









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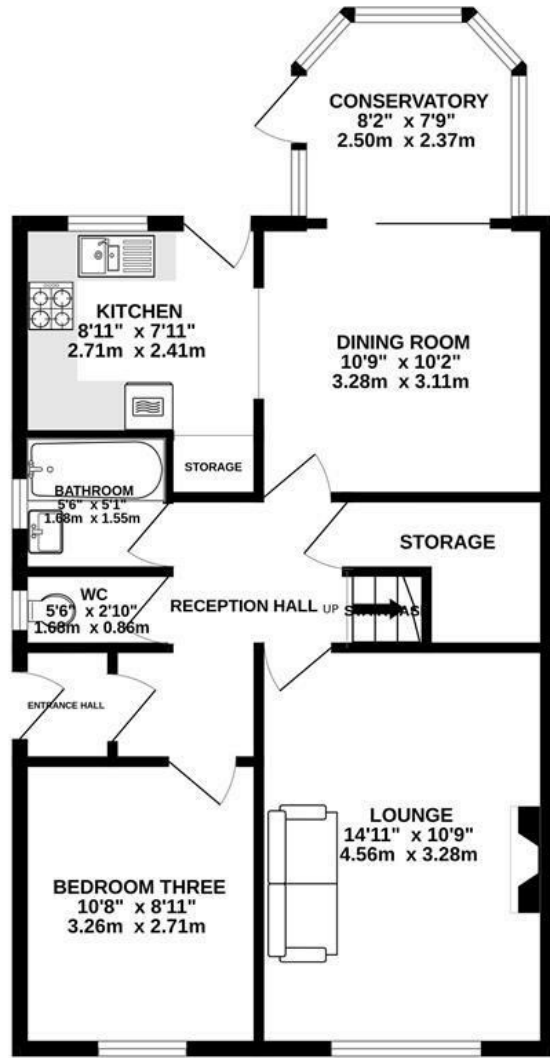
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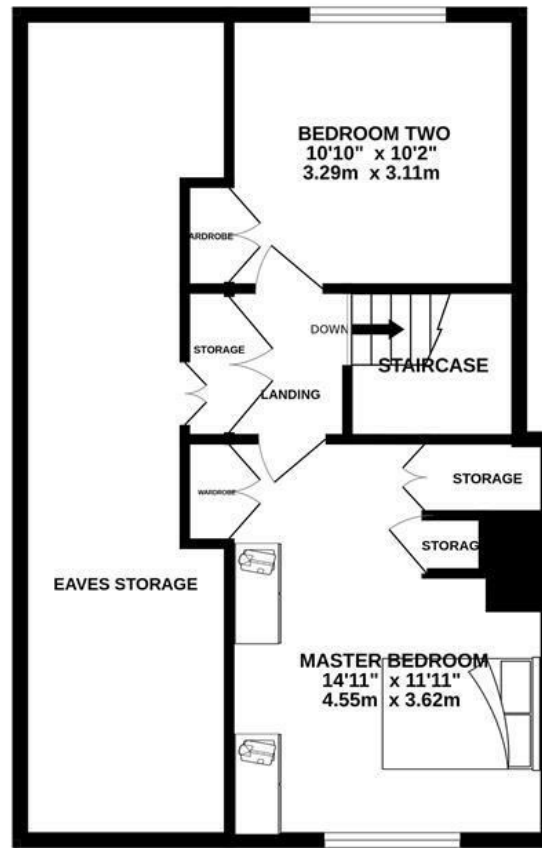


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GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.

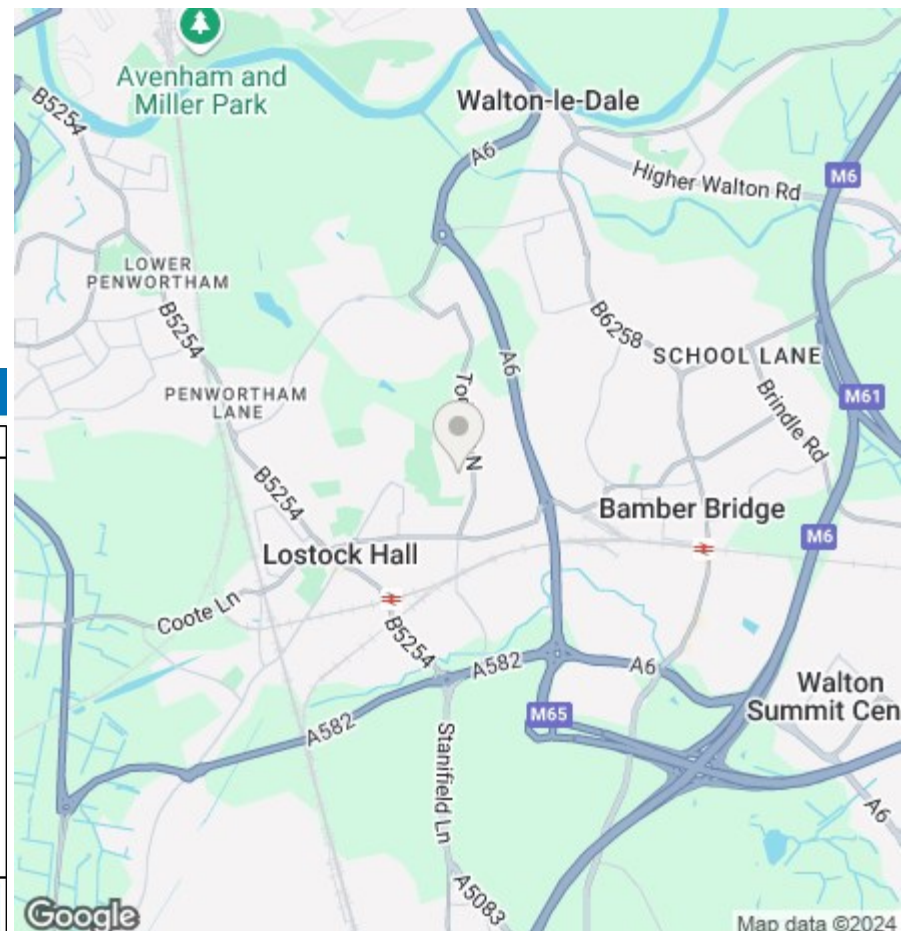


TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

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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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		87
(81-91) B		
(69-80) C	70	
(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	