



Laburnum Avenue, Lostock Hall, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached home in the heart of Lostock Hall, Lancashire. Ideal for first-time buyers, this property is coming to market with NO ONWARDS CHAIN and offers an excellent opportunity for those looking to put their own stamp on a home. Situated on a quiet residential cul-de-sac, the property is conveniently located near a range of local amenities, including shops, schools, and parks. Excellent transport links are also nearby, with Lostock Hall train station and regular bus routes just also being within walking distance. For drivers, the M6 and M65 motorways provide easy access to nearby towns and cities such as Preston and Chorley, making it perfect for commuters.

As you enter the home, you are welcomed into the entrance hall, leading to the spacious front lounge. This inviting room features a bay-fronted window, allowing plenty of natural light, and a charming feature fireplace, making it the perfect space to relax. Located just off the lounge is a convenient shower room, completed in early 2021. Moving through the property, the dining room provides ample space for entertaining and houses the staircase leading to the first floor. To the rear of the home, the kitchen offers direct access to the rear garden and provides an excellent foundation for modernisation as well as a new boiler installed in October 2024.

Upstairs, the property boasts three generously sized bedrooms, each offering plenty of potential for storage and personalisation. Completing the first floor is a three-piece family bathroom.

Externally, the property features a gated driveway to the front with space for one car, alongside a front garden with block paving. Additional parking is available on the road. To the rear, you'll find a garden with plant beds, greenhouse, poly tunnel & space for a shed.

This NO CHAIN property is the perfect project home for buyers looking to create their dream space. Don't miss the opportunity to view this fantastic home in a desirable location.







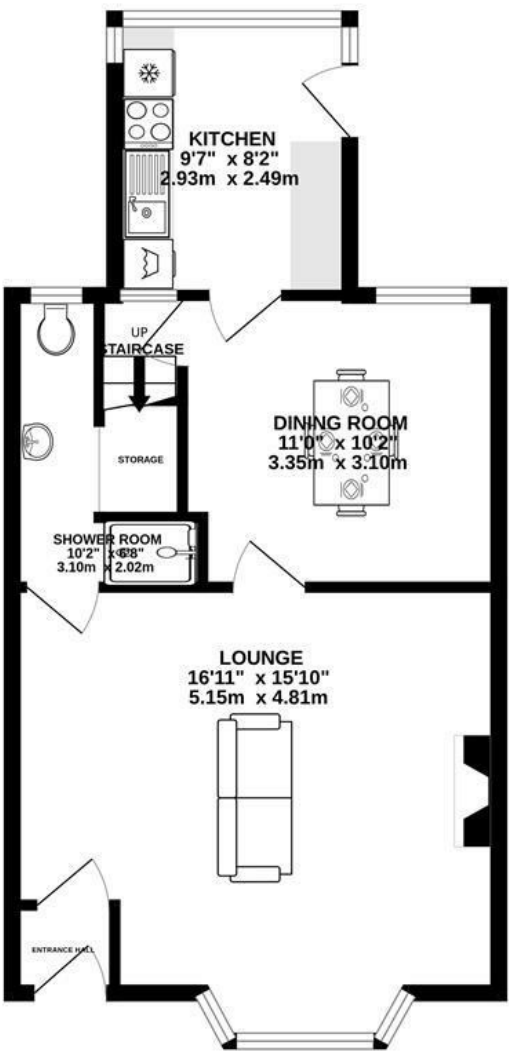




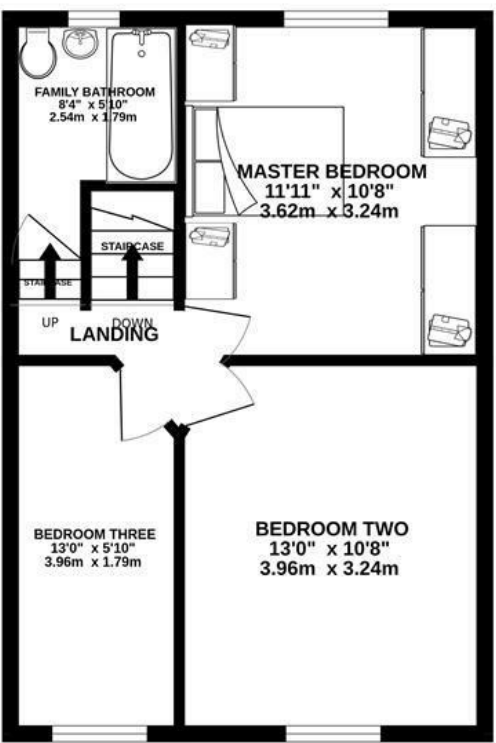


BEN ROSE

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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	71	86
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

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