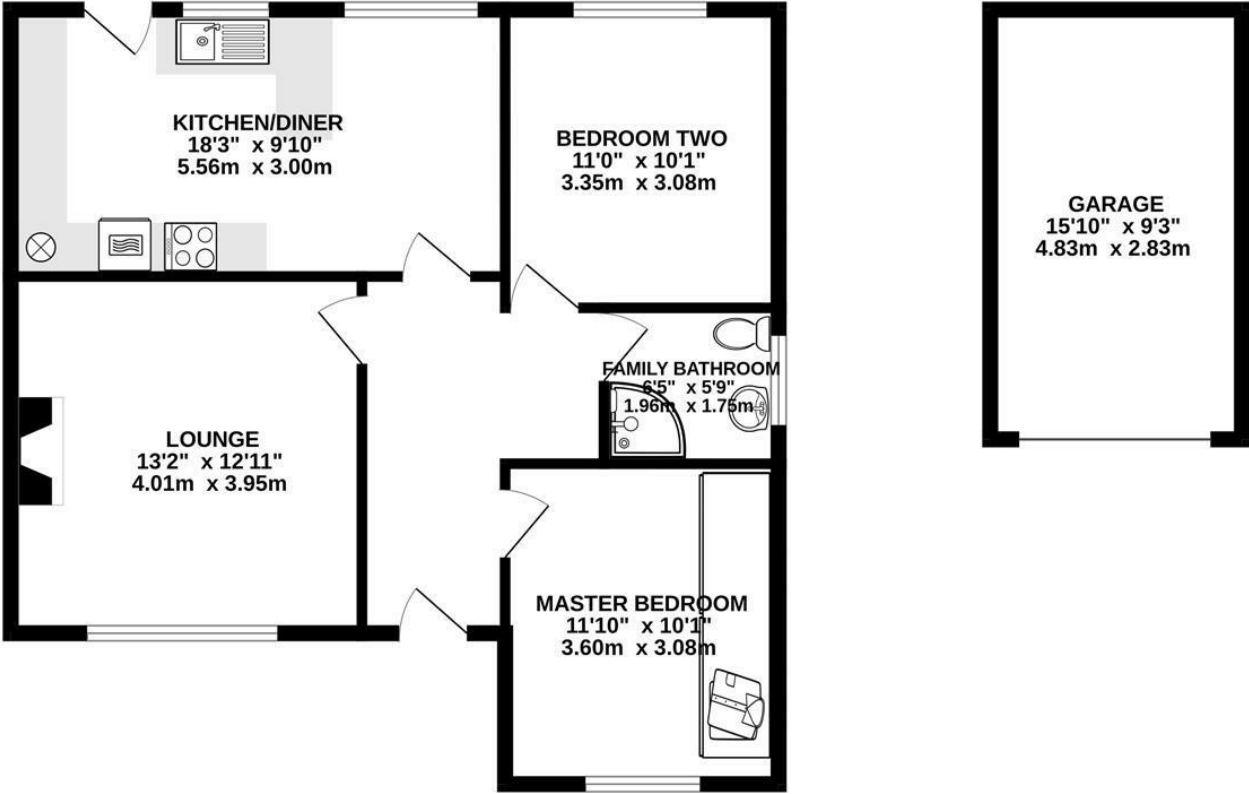


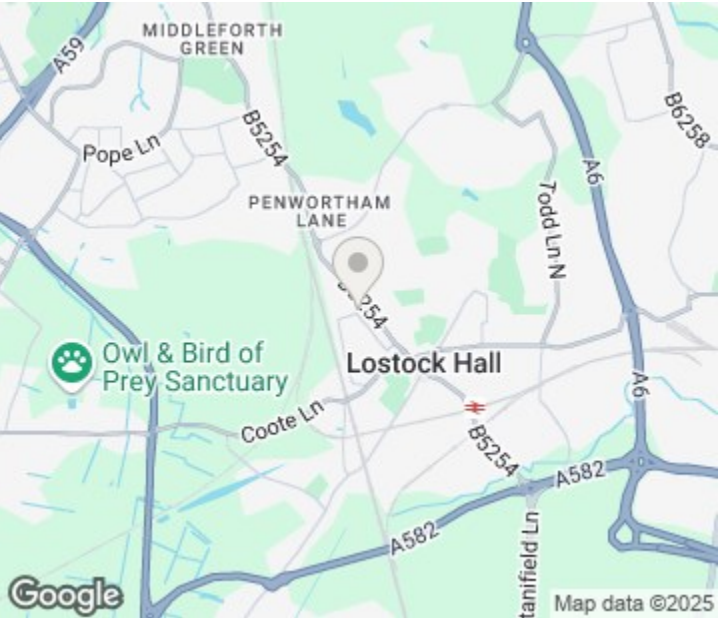
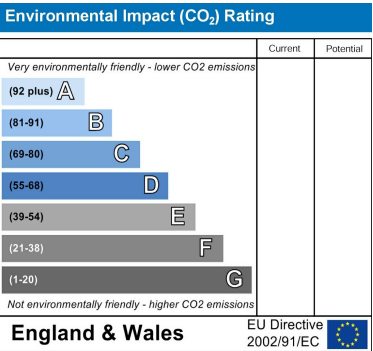
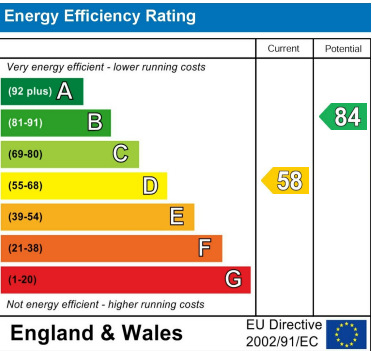
GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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BEN  ROSE



**Fir Trees Avenue, Lostock Hall, Preston**

**Offers Over £179,950**

Ben Rose Estate Agents are delighted to introduce this charming two bedroom semi-detached bungalow just on the outskirts of Lostock Hall. This delightful home would make the ideal purchase for a couple or someone looking to downsize. Nestled conveniently close to Preston city center and all its amenities as well as Leyland and Bamber bridge close by. Excellent transportation links in the form of the M6 and M65 motorway as well as Lostock Hall train station add to this house's practicality.

Upon entering you are immediately greeted by the welcoming entrance hall leading to all of the rooms in the home. To the left is the spacious front facing lounge with an impressive stone fireplace and electric fire; the property also benefits from electric storage heaters throughout. The large window floods the room with natural light and keeps the space feeling open and airy. To the rear is the kitchen / diner that overlooks and provides access to the garden. The kitchen boasts ample worktop space as well as room for freestanding units that seamlessly slot within the cupboards. To the rear and front of the house are the two bedrooms both easily accommodating double beds with the master housing floor to ceiling mirrored wardrobes for added convenience. Completing the home is a three piece family bathroom with a corner shower.

Externally, the home features an easy-to-maintain front garden as well as a spacious driveway offering off the road parking for several cars. Additionally, a single car garage allows for a versatile space outside as well as more parking. The rear garden covers a wide area and has been well maintained and captures plenty of sun throughout the day. It's worth noting that the loft space above the home covers the entire footprint of the ground floor, and could easily be expanded into a second if desired. Overall this home presents a great opportunity for those looking to live in a quiet but well connected area in a home that offers expansion opportunity.

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