



New Pastures, Lostock Hall, Preston

Offers Over £135,000

Ben Rose Estate Agents are delighted to present this two-bedroom semi-detached home, tucked away on a quiet cul-de-sac in the heart of Lostock Hall, Lancashire. An ideal opportunity for first-time buyers, renovation enthusiasts, or investors alike, this property is offered with no onward chain. Located in a highly sought-after area, it enjoys convenient proximity to a range of local amenities including reputable schools, parks, and shopping facilities. Commuters will appreciate the excellent transport connections, with Lostock Hall train station and frequent bus services nearby, as well as easy access to the M6 and M65 motorways, linking effortlessly to Preston, Blackburn, and surrounding areas.

Upon entering, you step into a welcoming porch that includes a handy storage cupboard, leading through to the entrance hall which provides access to a second storage cupboard and the spacious lounge/diner. This generously sized reception area features a gas fireplace, a front-facing window that fills the room with natural light, and open-plan stairs to the first floor. From here, you move through to the kitchen which offers a good range of wall and base units along with space for freestanding appliances. The kitchen also leads to the rear porch—an ideal spot for storing outdoor gear, with direct access to the garden.

Upstairs, the home comprises two well-proportioned bedrooms, with the master being a comfortable double. Both bedrooms are equipped with integrated storage, with an additional storage cupboard conveniently located off the landing. Completing the interior is the three-piece family bathroom, fitted with a shower over the bath.

Outside, the south facing rear garden is a great size and fully flagged, bordered by tall fencing for privacy, and includes gated access along the side of the property. At the front, a detached single garage offers either secure off-road parking or useful storage space, adding further value and practicality to this appealing home.







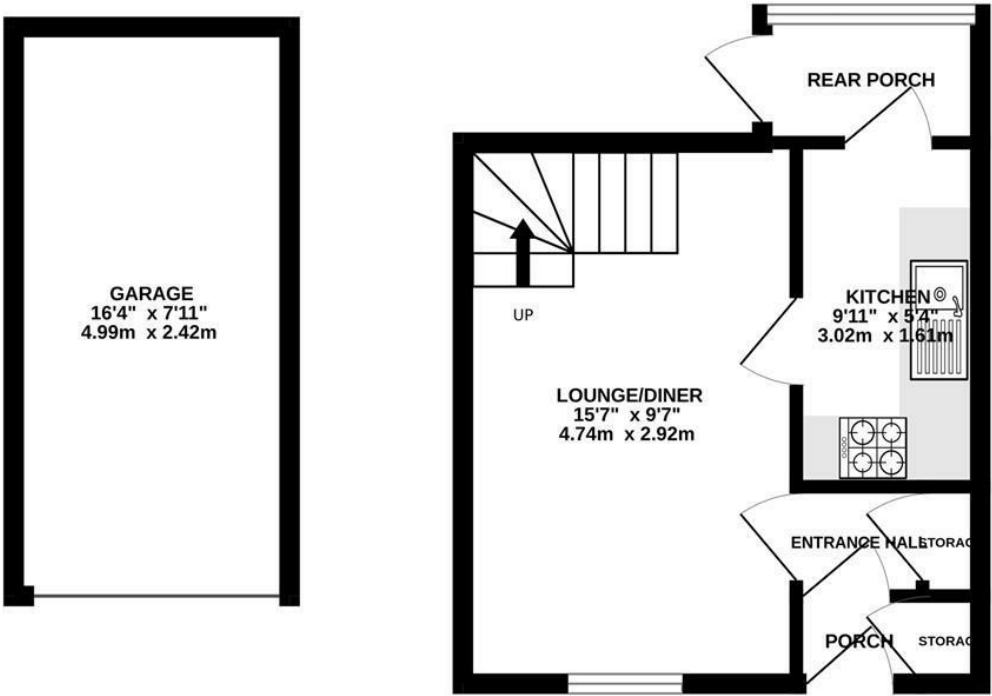




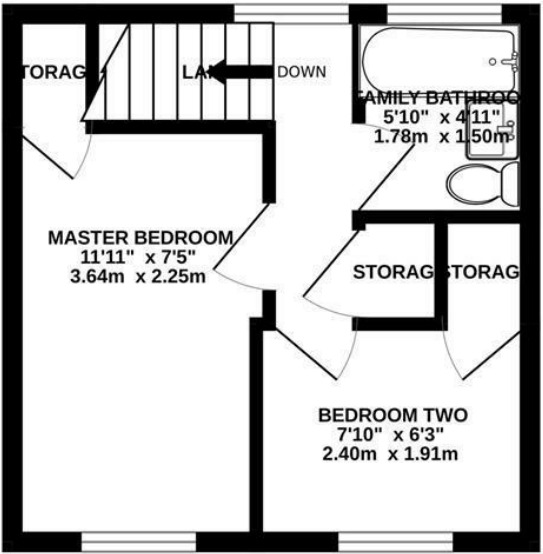


BEN ROSE

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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		
(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 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	

