



## Todd Lane North, Lostock Hall, Preston

**Guide Price £165,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated in the highly sought-after area of Lostock Hall, Preston. Nestled within a quiet residential setting, this spacious property is perfect for families, offering comfortable and versatile living. Lostock Hall offers an array of excellent local amenities, including schools, shops, and parks, all within walking distance. For commuters, the home enjoys convenient access to the M6 and M61 motorways, ensuring easy travel to Preston, Chorley, and beyond. Additionally, Lostock Hall train station and regular bus services provide excellent public transport links.

Stepping into the property, you are welcomed into a spacious entrance hallway leading to all of the ground floor rooms. The hallway and dining room also benefits from under-stair storage, offering ample storage solutions. To the left, you enter the generously sized lounge, featuring a charming fireplace and a large bay window overlooking the front aspect. Continuing through, you reach the dining room / kitchen with ample room for a large dining table. The kitchen boasts plenty for worktop space and storage as well as integrated appliances and room for freestanding ones. From here, you step into the bright and airy conservatory, with double patio doors opening onto the garden.

Moving upstairs, you'll find three well-proportioned bedrooms. Completing the floor is the three-piece family bathroom, complete with an over-the-bath shower.

Externally, the property boasts a private driveway with off-road parking for multiple vehicles. The rear of the property features a large garden, with a decked area round the side offering a spacious area perfect for outdoor enjoyment. Overall this home would make a great investment for families looking to move to the area or potential investors seeking a rental property.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





















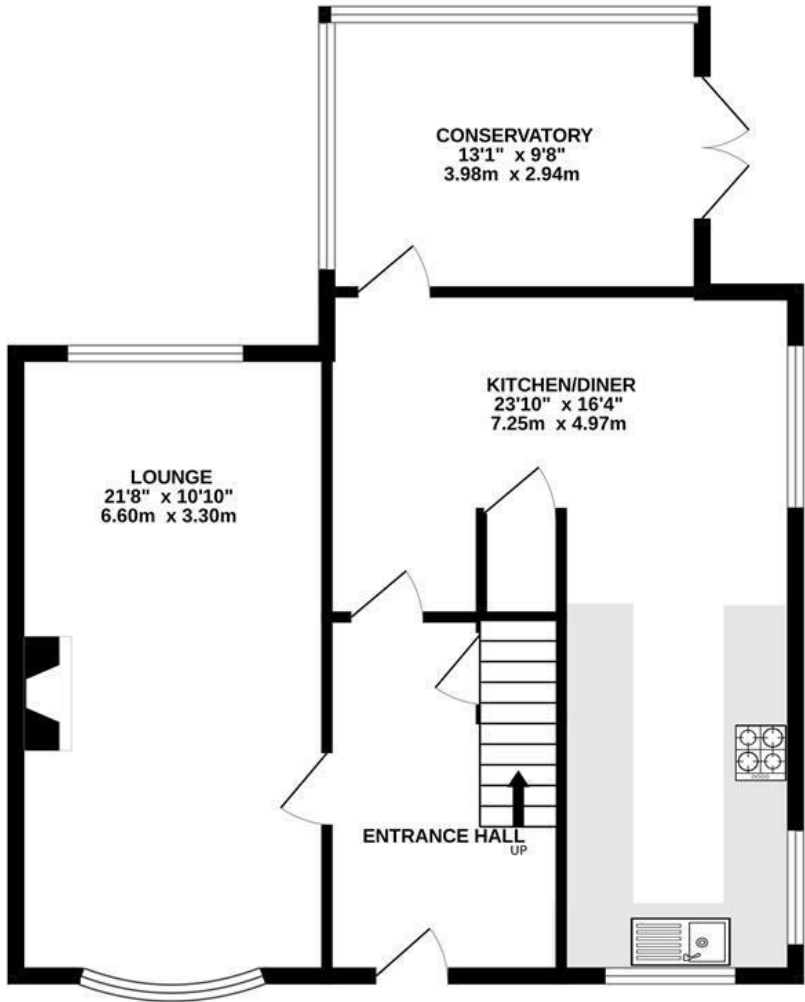




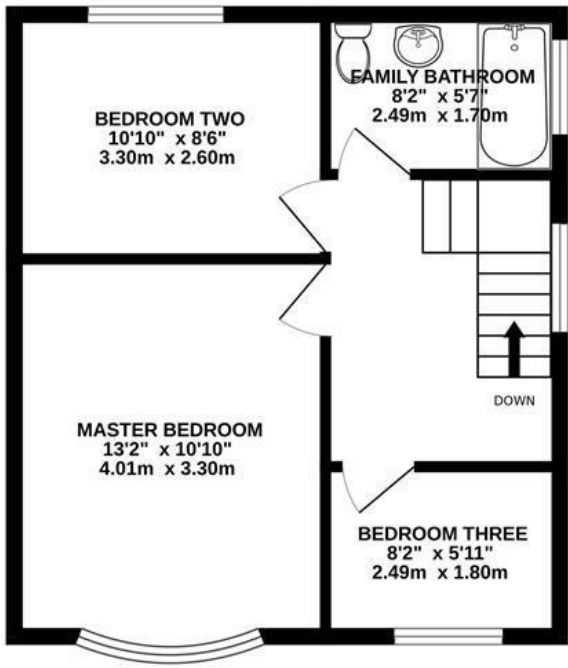


# BEN ROSE

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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		
	58	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

