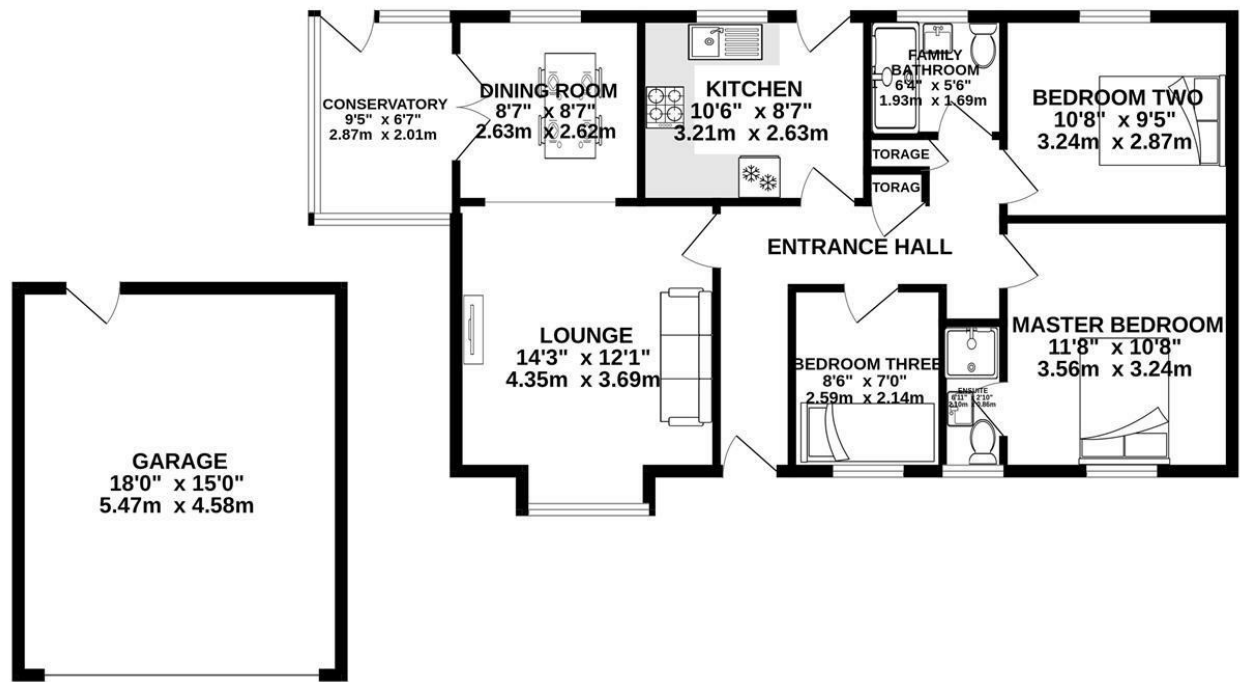


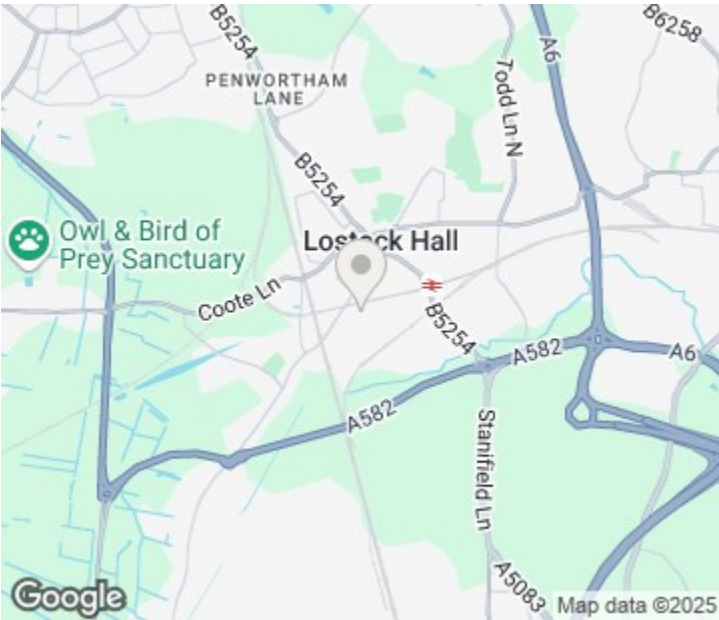
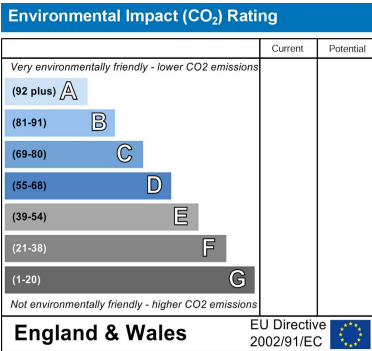
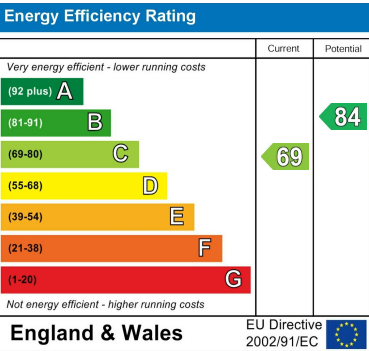
GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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



Gainsborough Avenue, Lostock Hall, Preston

Offers Over £319,950

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom detached bungalow, nestled on a generous 1/3 acre corner plot within the highly sought-after area of Lostock Hall. Offering spacious and versatile living throughout, the property boasts a beautiful conservatory, ample driveway parking, and a detached double garage. Conveniently situated in a quiet cul-de-sac, it benefits from excellent travel links with the M6 and M65 motorways nearby, and Lostock Hall train station just a five-minute walk away. Local amenities, including shops, schools, and parks, are all within easy reach, making this an ideal setting for families and commuters alike.

Upon entering the home, you are welcomed into a spacious entrance hall that sets the tone for the rest of the property. To the left, the generous lounge features a large front-facing window that floods the space with natural light, complimented by a modern media wall. The lounge flows seamlessly into the open-plan dining room, offering ample space for a large dining table and providing versatility for use as an office or study if desired. From the dining room, patio doors lead directly into the bright conservatory, which offers lovely views and access to the rear garden.

Returning through the hall, you will find the well-appointed kitchen, fitted with a range of wall and base units, offering plenty of storage space. There is room for freestanding appliances alongside integrated features, including a hob, oven, and fridge freezer. A door from the kitchen provides additional access to the rear garden.

BEN  ROSE

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