



## Marina Grove, Lostock Hall, Preston

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, located in the highly sought-after area of Lostock Hall. Ideal for first-time buyers, this charming property offers comfortable living in a welcoming neighbourhood with excellent access to local amenities. Situated within walking distance of reputable schools, supermarkets, and cafés, the home also enjoys superb travel connections. Lostock Hall train station is just a short stroll away, with regular public transport and local bus routes providing easy access to Preston and surrounding areas. In addition, the nearby M6, M61, and M65 motorways offer convenient links for commuters.

Internally, the property has been refurbished throughout with tasteful, neutral décor, creating a stylish and move-in ready living space.

Stepping into the property, you are welcomed by a bright entrance hallway with a staircase leading to the upper level. To the left, you'll find the spacious lounge/diner, which spans the full length of the home. This inviting space features a beautiful bay window at the front and double patio doors at the rear, offering direct access to the garden. Returning through the hallway, you'll discover the contemporary fitted kitchen, complete with an integrated oven and hob, space for freestanding appliances, and convenient pantry storage. A single door from the kitchen provides access to the side of the property.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles. A modern three-piece family bathroom completes this level.

Externally, the front of the property boasts a well-maintained garden and a private driveway providing off-street parking. To the rear, you'll find a generously sized garden with a laid lawn and a stone patio.

The garden also features a newly built outbuilding, currently used as a home business space. This stylish and versatile addition offers a range of possibilities - ideal as a home office, creative studio, or a peaceful garden retreat for relaxing or entertaining.





















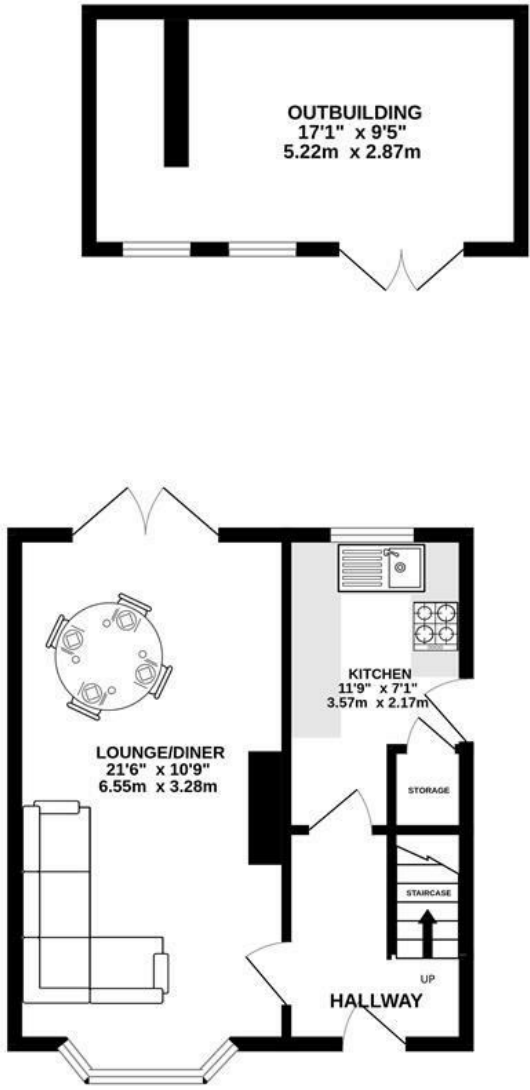




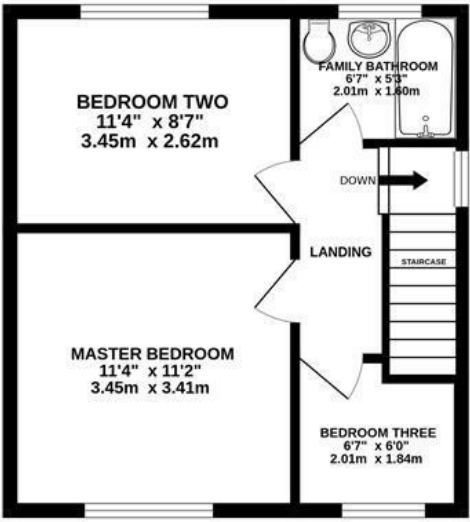


# BEN ROSE

GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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 <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	

