



Leyland Road, Lostock Hall, Preston

Offers Over £109,950

Ben Rose Estate Agents are delighted to present this charming two-bedroom mid-terraced home, nestled on a consistently sought-after street in the heart of Lostock Hall. Ideally suited for first-time buyers eager to step onto the property ladder, the home boasts an excellent location with convenient access to both Preston and Bamber Bridge. Residents will also benefit from close proximity to highly regarded local schools, a variety of supermarkets, and everyday amenities. Commuters will appreciate the nearby train station and superb motorway links via the M65 and M6, offering excellent connectivity to surrounding areas.

Upon entering, you're welcomed into a spacious and inviting lounge featuring a front-facing window that allows for plenty of natural light, with ample room to accommodate a large sofa set and additional furnishings. A gas fire adds a cosy focal point, and from here, you are led through to the generously sized kitchen diner. This space offers an abundance of both wall and base units, a convenient breakfast bar that comfortably seats three, and a mix of integrated and freestanding appliances. Additional storage can be found beneath the stairs, and access to both the staircase and rear yard is available from the kitchen.

Upstairs, the property offers two well-proportioned bedrooms. The master bedroom is particularly generous in size, extending across the full width of the home, while the second bedroom includes built-in storage. Completing the upper floor is a neatly presented, L-shaped three-piece family bathroom fitted with an over-the-bath shower.

To the rear of the property lies a good-sized, low-maintenance yard with gated access to the lane behind, providing a practical and private outdoor space.







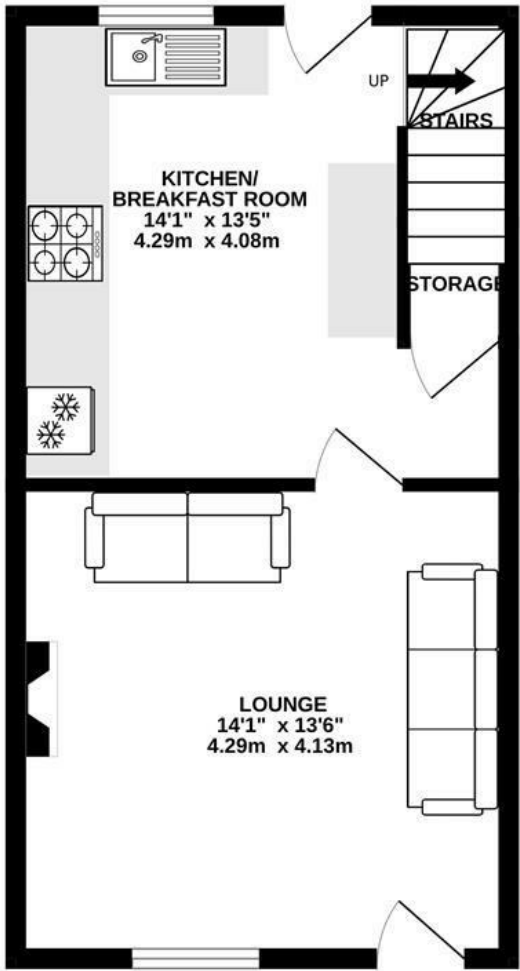




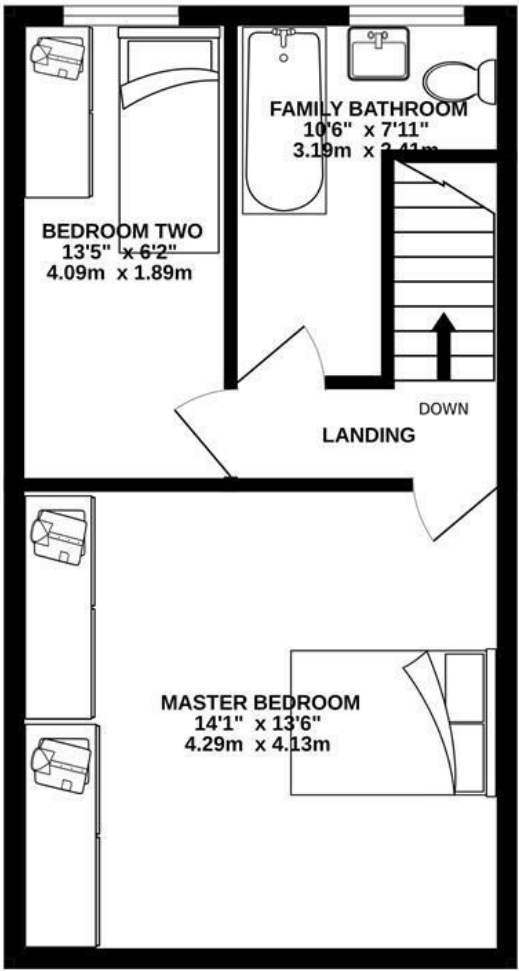


BEN ROSE

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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	<div>66</div>	<div>87</div>
(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

