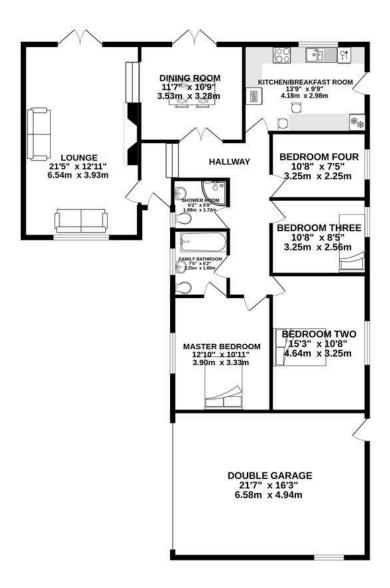
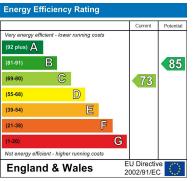
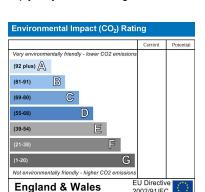
GROUND FLOOR 1564 sq.ft. (145.3 sq.m.) approx.





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.







BEN ROSE



Cuerden Rise, Lostock Hall, Preston

Offers Over £345,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four-bedroom detached bungalow, offered with NO ONWARD CHAIN and nestled in the heart of Lostock Hall. Set on a generous plot, this charming home is perfect for families seeking both comfort and convenience. Boasting a thoughtfully designed interior and a truly stunning wrap-around garden, this home offers a peaceful retreat while remaining well-connected. Lostock Hall itself benefits from excellent local amenities including schools, parks, and shops, while Preston City Centre is just a short drive away. The property enjoys fantastic transport links with Lostock Hall train station nearby, regular bus routes, and easy access to the M6, M61, and M65 motorways—ideal for commuters.

As you step inside, you're welcomed into a spacious main hallway laid with elegant Karndean flooring that seamlessly flows into the dining room, setting a warm and stylish tone. The spacious lounge sits at the front of the home, filled with natural light thanks to French doors that open out to the garden, and features a central fireplace that creates a cosy focal point. From here, steps lead up into the elevated dining room, which also benefits from French doors and garden access, making it perfect for entertaining. The kitchen/breakfast room is modern and bright, fitted with a sleek range of integrated appliances and finished with a breakfast bar for casual dining. From here, there's also access to the rear garden. To the left wing of the home, you'll find four well-proportioned bedrooms, ideal for growing families or those needing extra space for a home office or guest room. The master bedroom enjoys a Jack & Jill connection to the contemporary three-piece family bathroom, while a separate shower room adds further convenience for busy households.

Externally, the home offers a well-maintained driveway to the front, providing parking for one vehicle, which leads up to a generous double integrated garage with an electric roller shutter door. Additional parking is also available to the side of the home. To the rear, the stunning wrap-around garden truly sets this property apart—beautifully landscaped and cleverly zoned to create tranquil, usable spaces. At the back, a kitchen garden is perfect for green-fingered buyers, accompanied by a charming pergola with a seating area for summer relaxation. A central lawned section is bordered with mature plants and shrubs, offering year-round interest. To the side, a secluded courtyard-style yard provides a peaceful outdoor space for a morning coffee or evening drinks.

In summary, this is a wonderfully presented family home with spacious living accommodation and an exceptional outdoor space, situated in a desirable and well-connected location. Early viewing is highly recommended.



















































