



**Ampleforth Drive, Lostock Hall, Preston**

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached property, located in the highly sought-after area of Lostock Hall, Lancashire. This lovely home offers an ideal opportunity for first-time buyers, couples, or small families seeking a move-in-ready property in a convenient and well-connected location. Situated close to Lostock Hall village centre, residents can enjoy a superb range of local amenities including independent shops, cafés, bars, restaurants, and reputable schools. Excellent travel connections are also nearby, with Lostock Hall train station providing direct rail links to Preston and Blackburn, along with frequent bus routes serving Leyland, Chorley, and Preston city centre. For commuters, the M6, M61 and M65 motorways are all within a short drive, offering easy access across the North West.

Stepping inside, you are welcomed into a inviting entrance hall that leads through to the spacious front lounge – a perfect area for relaxing and entertaining, featuring a large window that floods the room with natural light. To the rear of the property lies the modern open-plan kitchen/dining room, spanning the full width of the home. This space has been finished to a high standard, complete with a range of contemporary fitted units, integrated appliances, and ample room for a family dining table. Access to the rear garden, creating a seamless flow between indoor and outdoor living – ideal for summer gatherings and family meals.

To the first floor, you will find three well-proportioned bedrooms. The master bedroom offers generous space for furniture and is beautifully presented in neutral tones. Bedroom two is also a comfortable double, while bedroom three serves perfectly as a single room, nursery, or home office. Completing the floor is the modern family shower room, fitted with a sleek suite including a walk-in shower, contemporary tiling, and chrome fixtures.

Externally, the property offers excellent kerb appeal with a low-maintenance front garden featuring decorative gravel and mature planting. A private driveway provides off-road parking for two vehicles. To the rear, the garden enjoys a lovely lawn bordered by mature plants and shrubs, as well as patio seating area – perfect for outdoor relaxation or entertaining guests.

In summary, this delightful home combines modern living with a convenient and desirable location, making it an ideal choice for those seeking a stylish and well-maintained property in Lostock Hall. Early viewing is highly recommended.









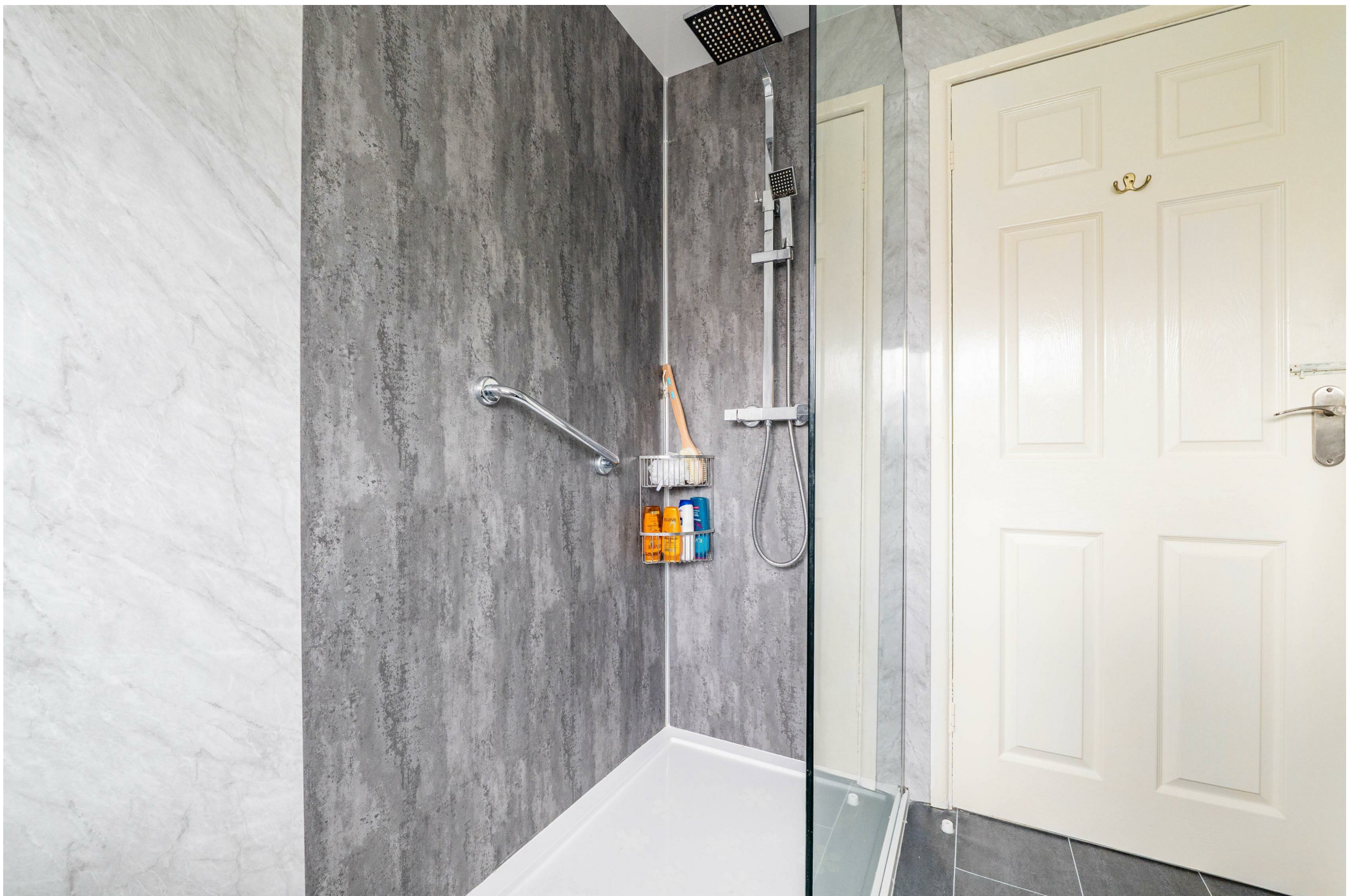












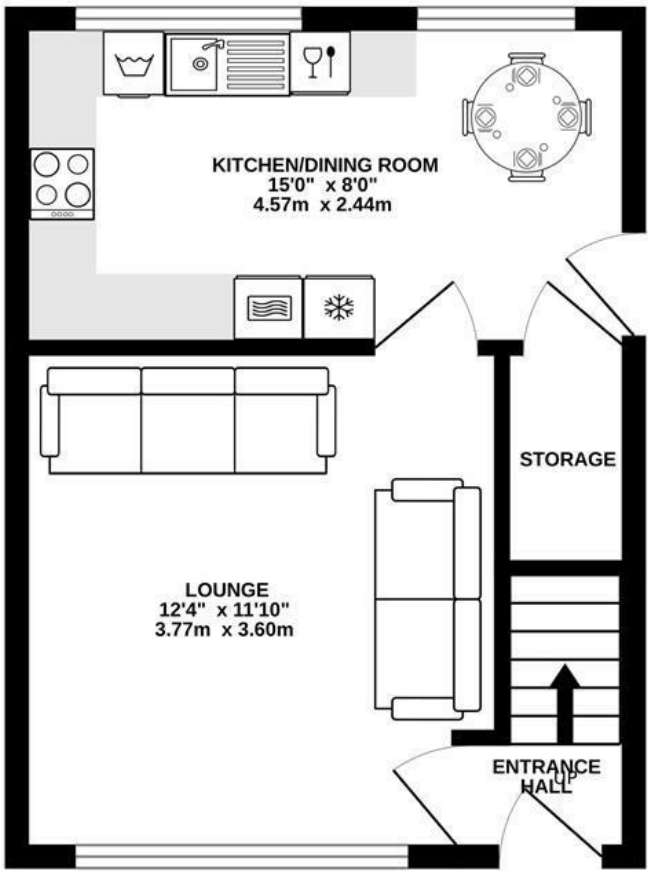




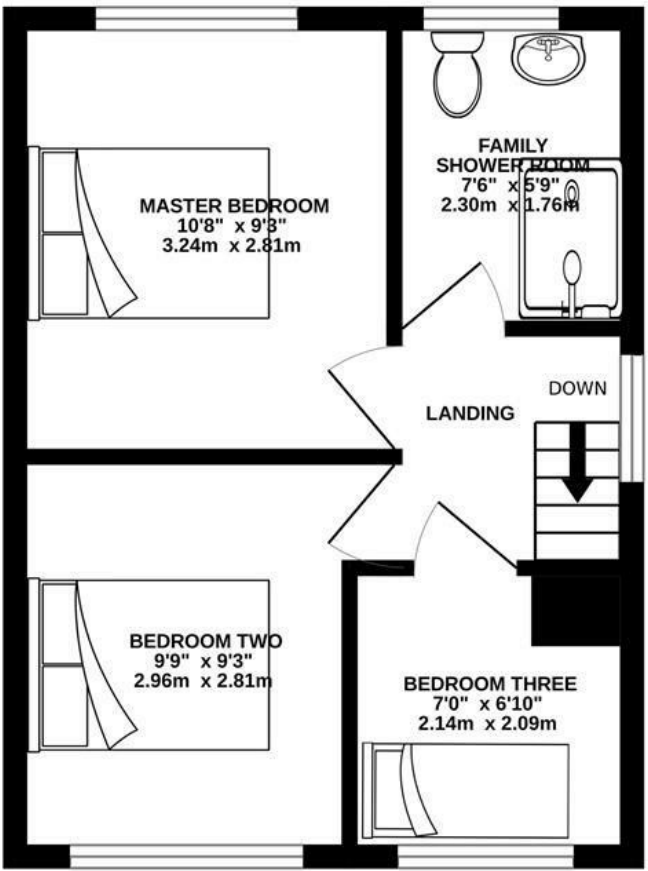


# BEN ROSE

GROUND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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		
	68	76
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	

