



The Doultons, LOSTOCK HALL, PRESTON

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom, semi-detached home, ideally situated within a quiet cul-de-sac in LOSTOCK HALL. This charming property offers an excellent opportunity for families seeking a well-presented home in a convenient and peaceful location. The home is ideally placed close to a range of local amenities, including shops, cafes, schools, and parks, while excellent transport links are easily accessible with LOSTOCK HALL Train Station nearby and regular bus routes serving the surrounding areas. The M6 and M65 motorways are only a short drive away, providing quick access to Preston, Leyland, and other nearby towns and cities.

Stepping inside, you are welcomed into an entrance hall that provides access to a versatile sitting room and features tiled flooring throughout for a modern touch. To the front, the spacious lounge enjoys a beautiful bay-fronted window that fills the room with natural light, creating an inviting space for family relaxation. The lounge flows seamlessly into the modern kitchen, which is fitted with integrated appliances including an oven and fridge, and offers ample storage and workspace. Towards the rear of the home, a delightful conservatory provides the perfect spot for dining or unwinding while overlooking the garden.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom benefits from a bay-fronted window and fitted wardrobes, offering both character and practicality. The second bedroom also features fitted wardrobes, providing excellent storage space, while the third bedroom is ideal for a child or home office, complete with an integrated single bed. Completing the upper floor is the contemporary three-piece family bathroom, comprising an over-the-bath shower, wash basin, and WC.

Externally, the property offers excellent parking options, with space for two vehicles to the front and an additional driveway leading to a single detached garage. To the rear, a low-maintenance flagged garden provides a private outdoor space with plant beds for added greenery. This area is ideal for outdoor seating or family gatherings during the warmer months.

Overall, this wonderful home combines comfort, convenience, and a family-friendly layout, all in a desirable LOSTOCK HALL location. Early viewing is highly recommended to appreciate all that this property has to offer.









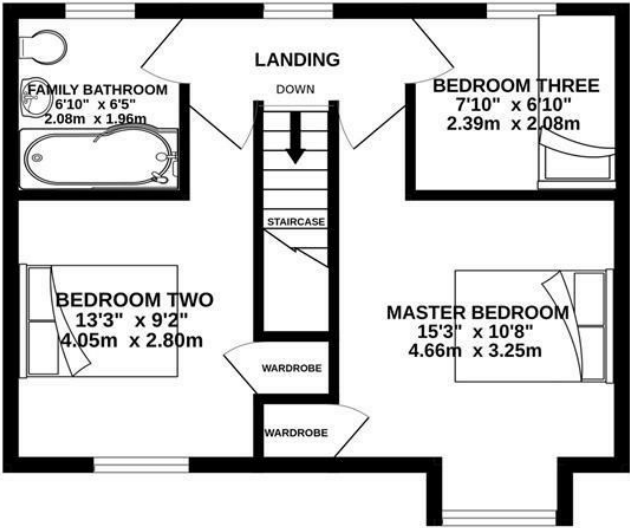
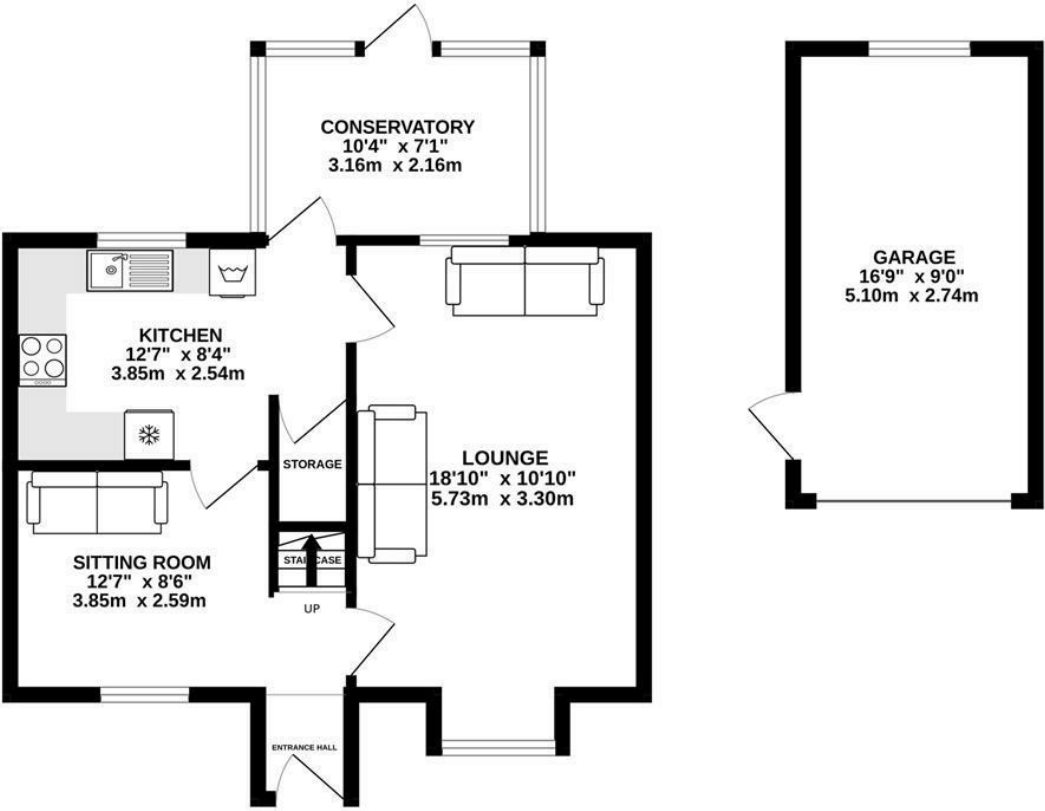




BEN ROSE

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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	75
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	

