



**Mercer Road, Lostock Hall, Preston**

**Offers Over £165,000**

Ben Rose Estate Agents are pleased to present to the market this well presented two-bedroom semi-detached property, located in a sought-after area of Lostock Hall. This home would be ideal for first-time buyers, small families, or professionals, offering generous indoor and outdoor living space. The property benefits from excellent local amenities, highly regarded schools on the doorstep, and fantastic travel links, with easy access to Leyland, Preston, and the M6/M61 motorways.

Internally, the property briefly comprises a welcoming entrance hall leading into a spacious lounge, complete with a feature fireplace and a large front-facing window that floods the room with natural light. From here, you are guided into the modern kitchen/diner, featuring stylish worktops, an integrated oven and hob, and space for freestanding appliances. A separate inner hallway provides access to the downstairs WC and a versatile dining/family room, offering ample space for a large dining table or suitable for use as a sitting room, playroom, or home office.

To the first floor, you will find two well-proportioned bedrooms along with a contemporary four-piece family bathroom, featuring a separate bathtub and walk-in shower.

Externally, the front of the property boasts an extensive driveway providing off-road parking for multiple vehicles, leading to a single detached garage. To the rear, there is a beautifully secluded garden with a laid lawn, flagged patio and decking area, perfect for outdoor furniture and entertaining.

Early viewing is highly recommended to avoid disappointment.





















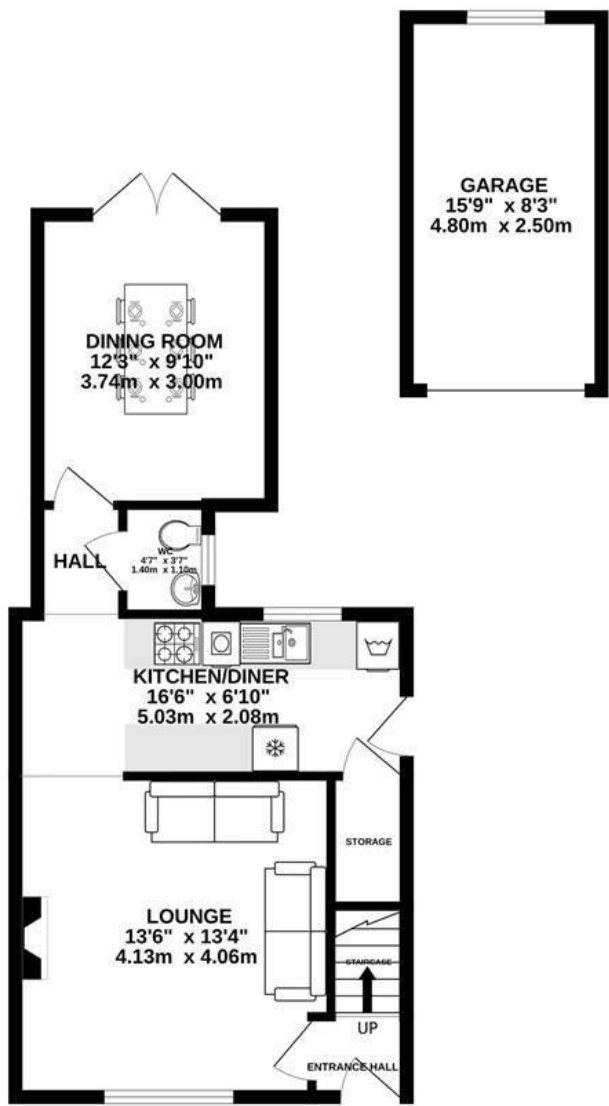




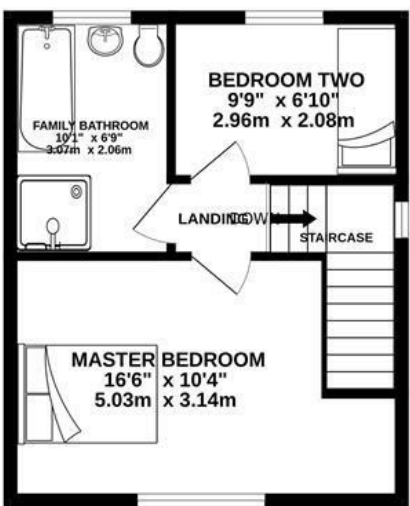


# BEN ROSE

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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
(81-91) B		
(69-80) C		
(55-68) D	61	
(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

