



## Green Drive, Lostock Hall, Preston

Offers Over £259,950

Ben Rose Estate Agents are pleased to present to market this charming detached bungalow, situated within the highly desirable area of Lostock Hall, Lancashire. Beautifully positioned for those seeking peaceful residential living without compromising on convenience, this well-appointed home offers generous accommodation and is ideal for those seeking the ease and practicality of single-storey living.

Lostock Hall provides an impressive range of nearby amenities, including shops, pubs, restaurants, and schools, all within easy reach. Excellent transport links are also available, with frequent bus services connecting to Preston and Bamber Bridge, while the nearby M6, M61, and M65 motorways offer superb regional access, making this a fantastic choice for commuters.

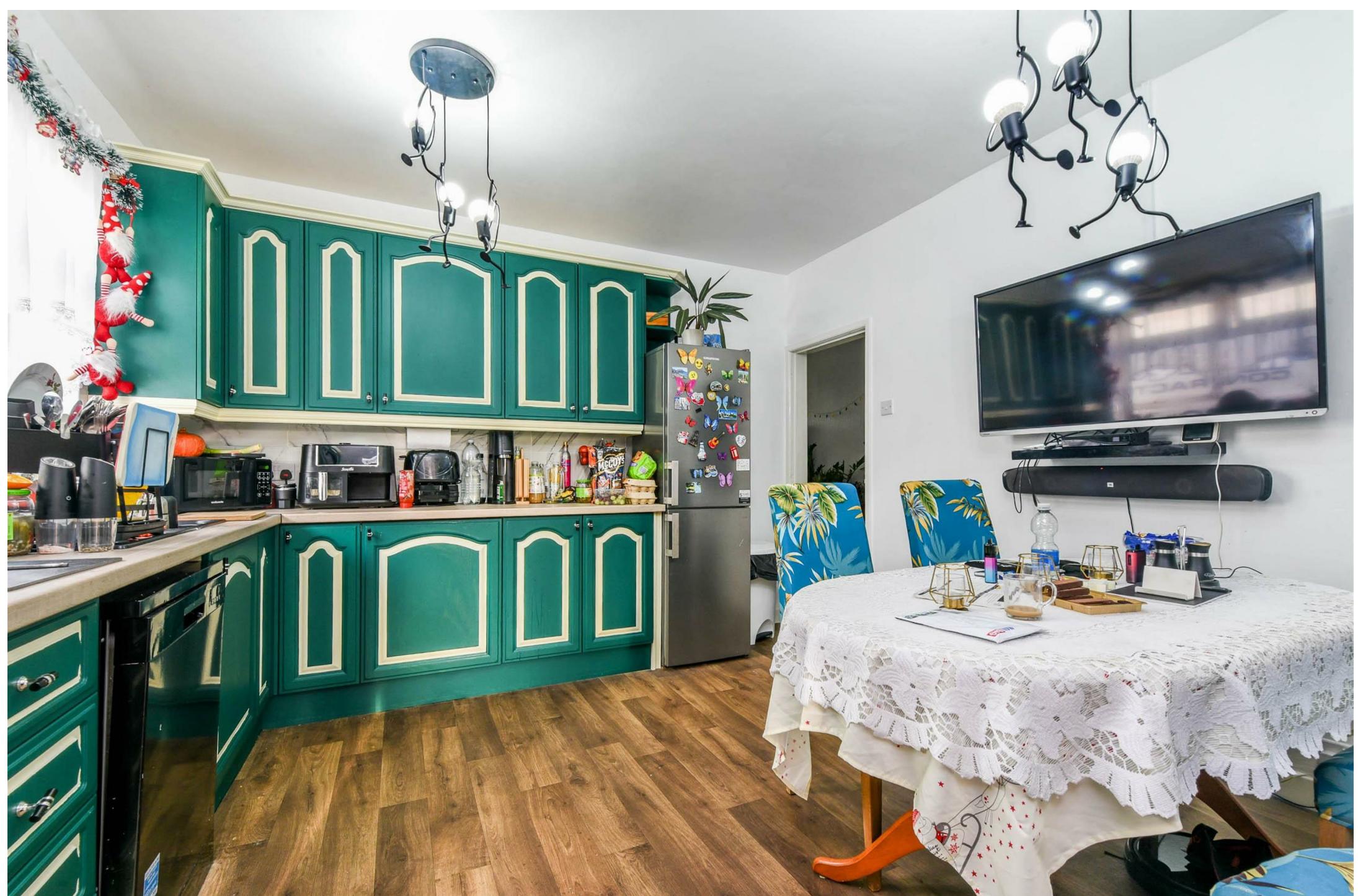
Stepping into the property through the welcoming entrance porch, you will find yourself in the main hallway, which provides access to the majority of the rooms. To the right, you will enter the spacious lounge, benefiting from a large front-facing window overlooking the front aspect. Continuing through, you will find the kitchen/diner. The kitchen offers ample storage and space for freestanding appliances, while the dining area provides plenty of room for a family dining table. Just off the kitchen/diner is a convenient utility room, offering additional space for freestanding appliances, with access to the side of the property and the rear garden. From here, you will also find access to the bright and airy garden room. This versatile space is currently used as a third bedroom but offers a range of potential uses, including a home office, formal dining room, or additional sitting room, all with views over the garden. Completing the internal layout are two well-proportioned double bedrooms and a spacious wet room with an optional removable bath.

The home also includes a good-sized attic space, featuring a skylight window and convenient pull-down ladder access.

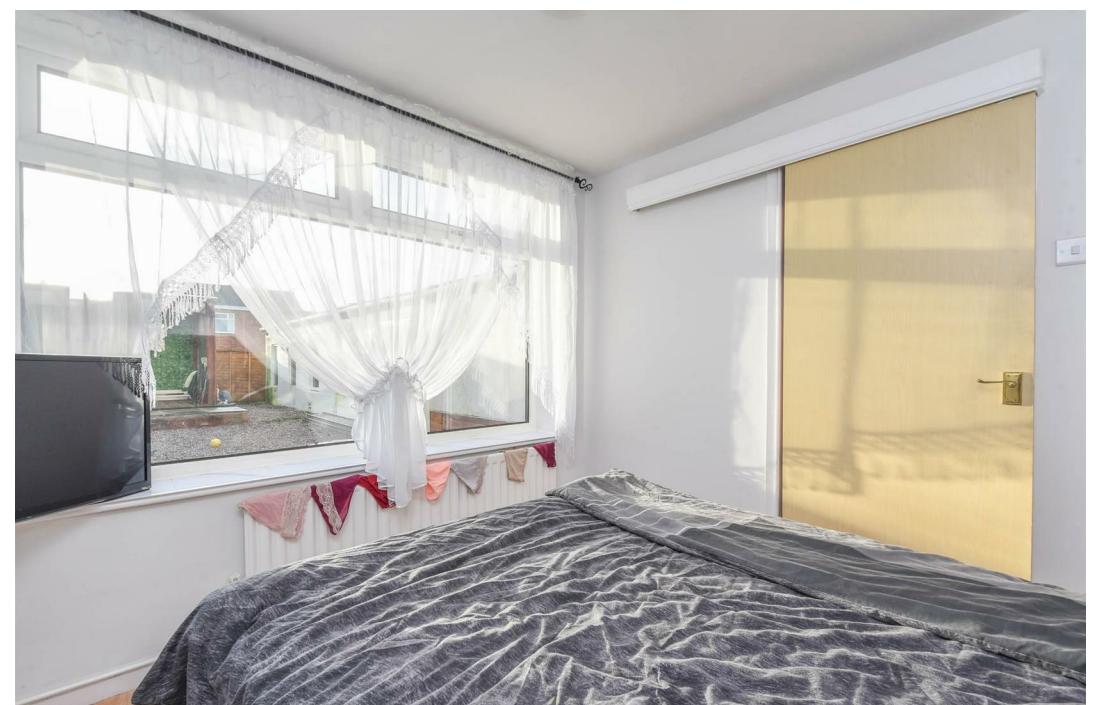
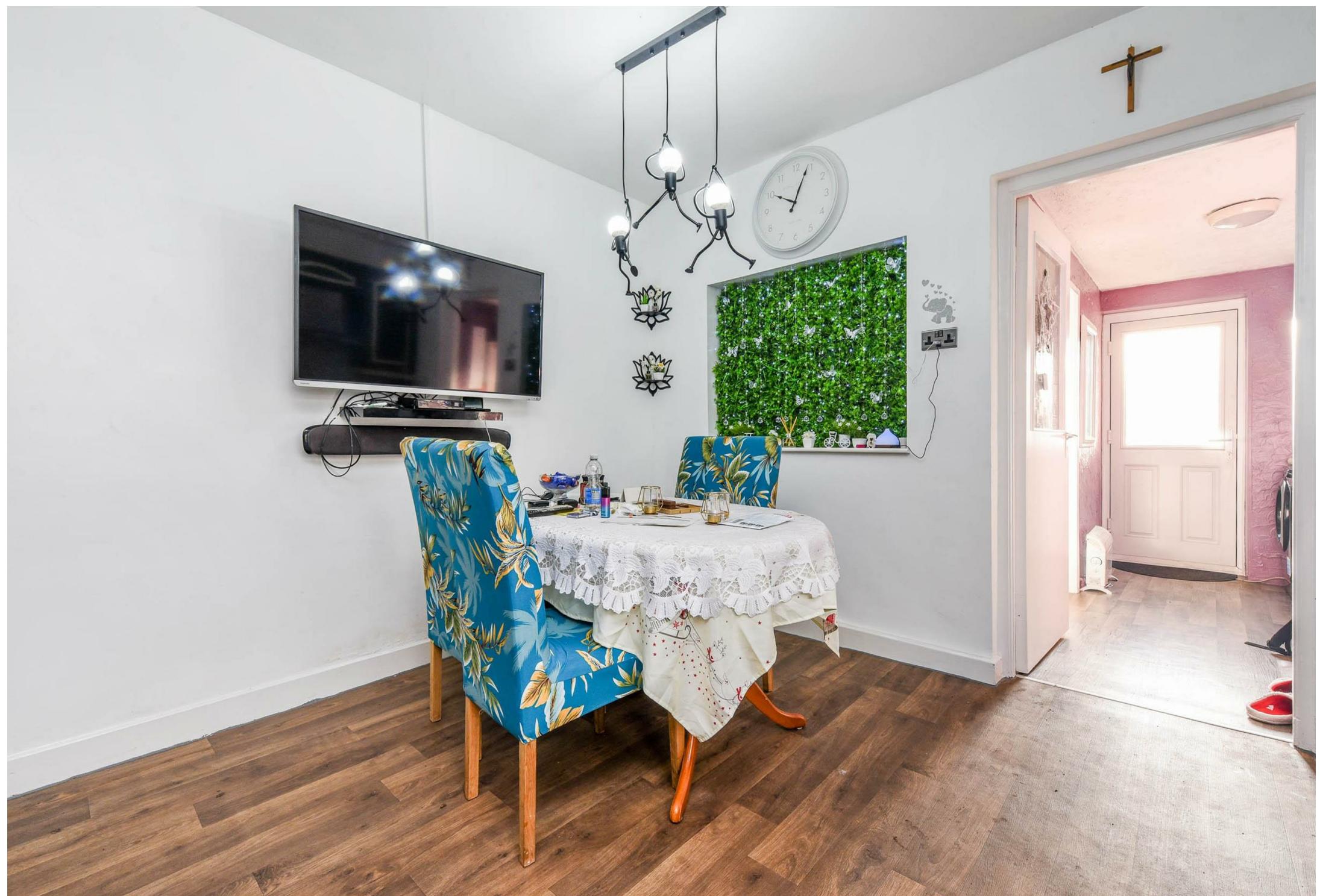
Externally, the home boasts a private driveway providing off-road parking for multiple vehicles and leading to the detached garage. The garage, which is equipped with power and lighting, is an impressive size and is split into two adjoining spaces, offering practical additional storage or recreational use.

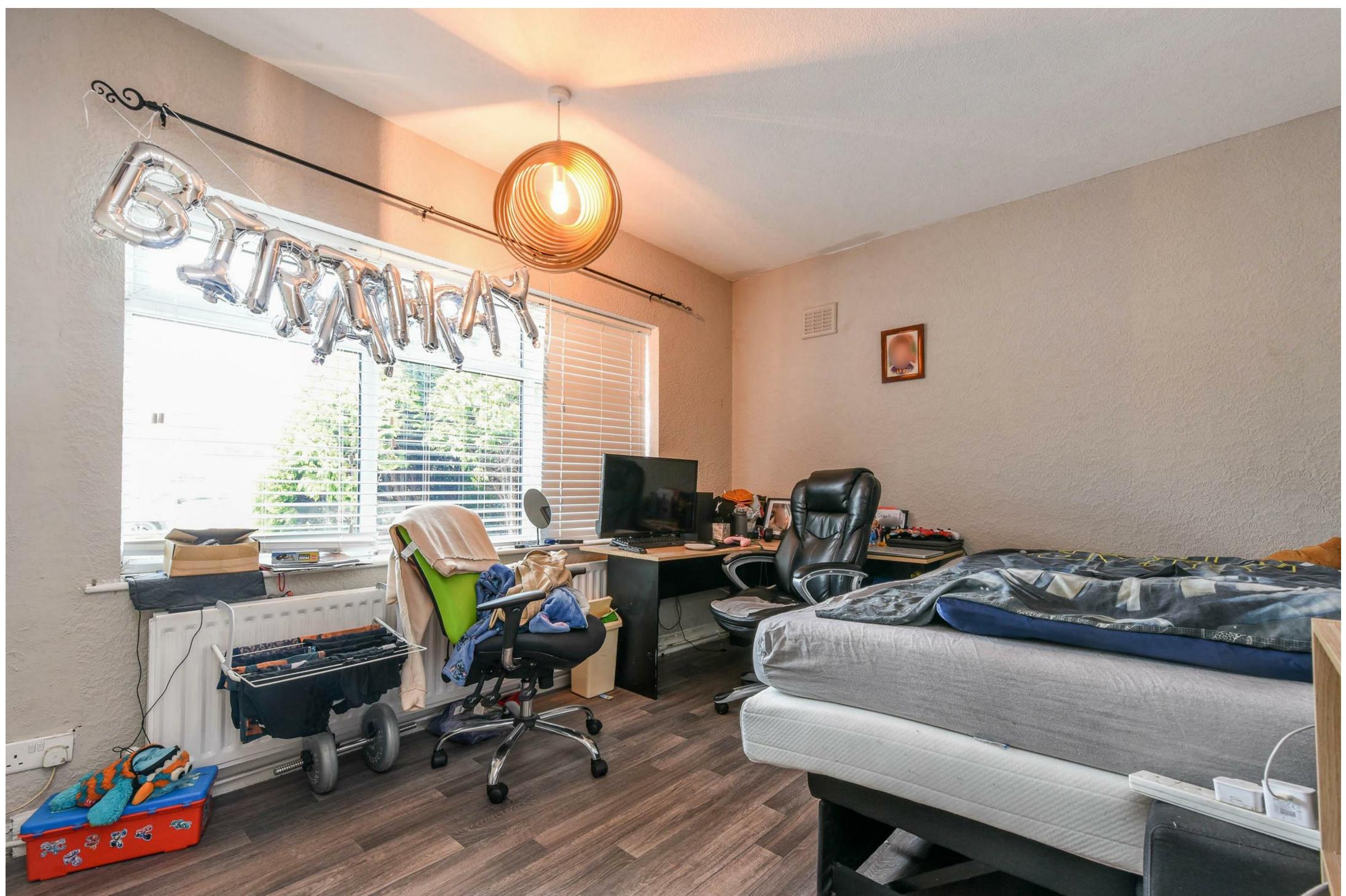
The rear garden is also impressively sized, featuring a lawn, flagged patio, and raised pergola-covered decking area. There is also a convenient workshop and vegetable beds, creating a lovely space for playing, relaxing, or entertaining.

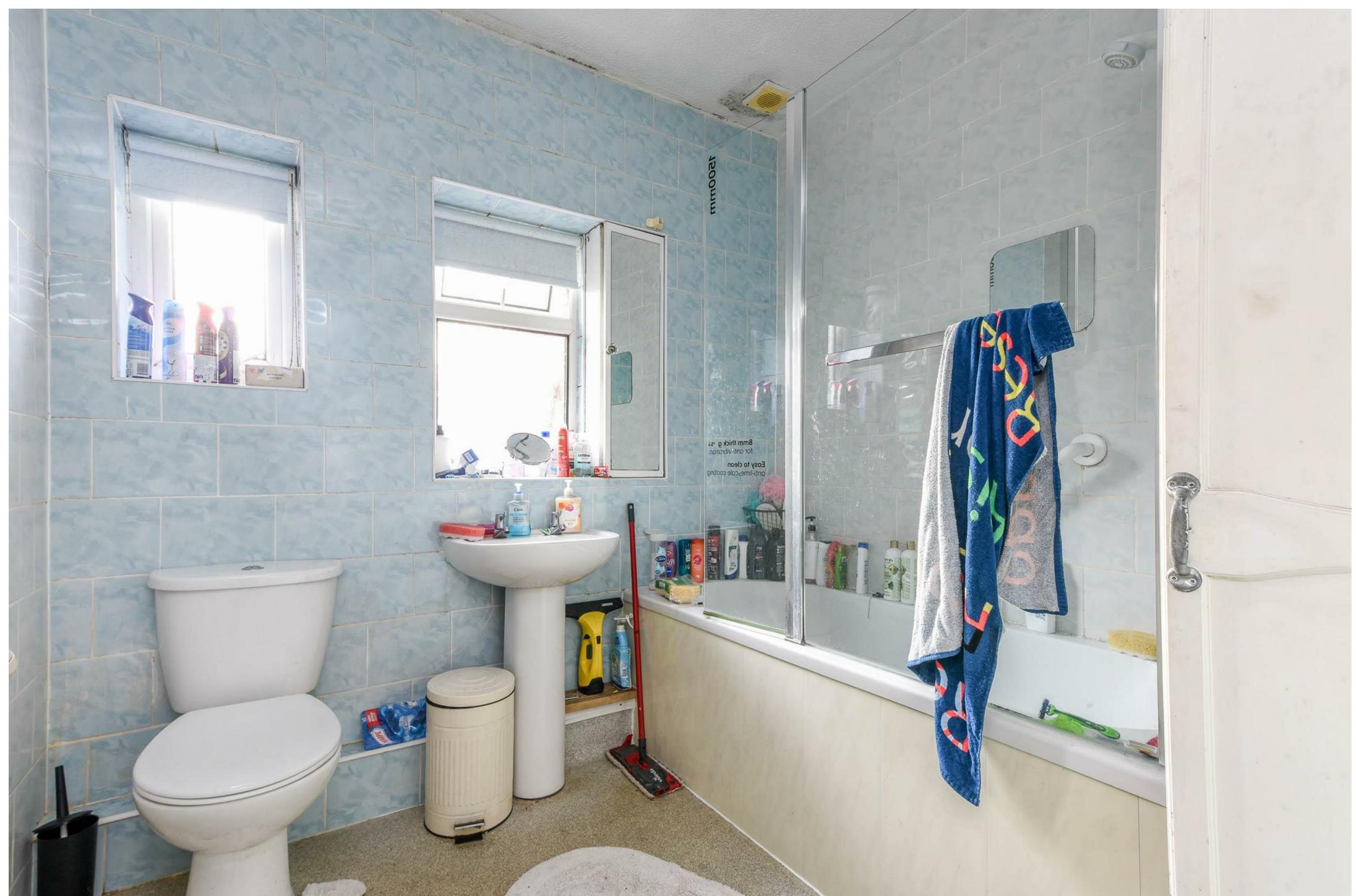
Early viewing is highly recommended to avoid disappointment.

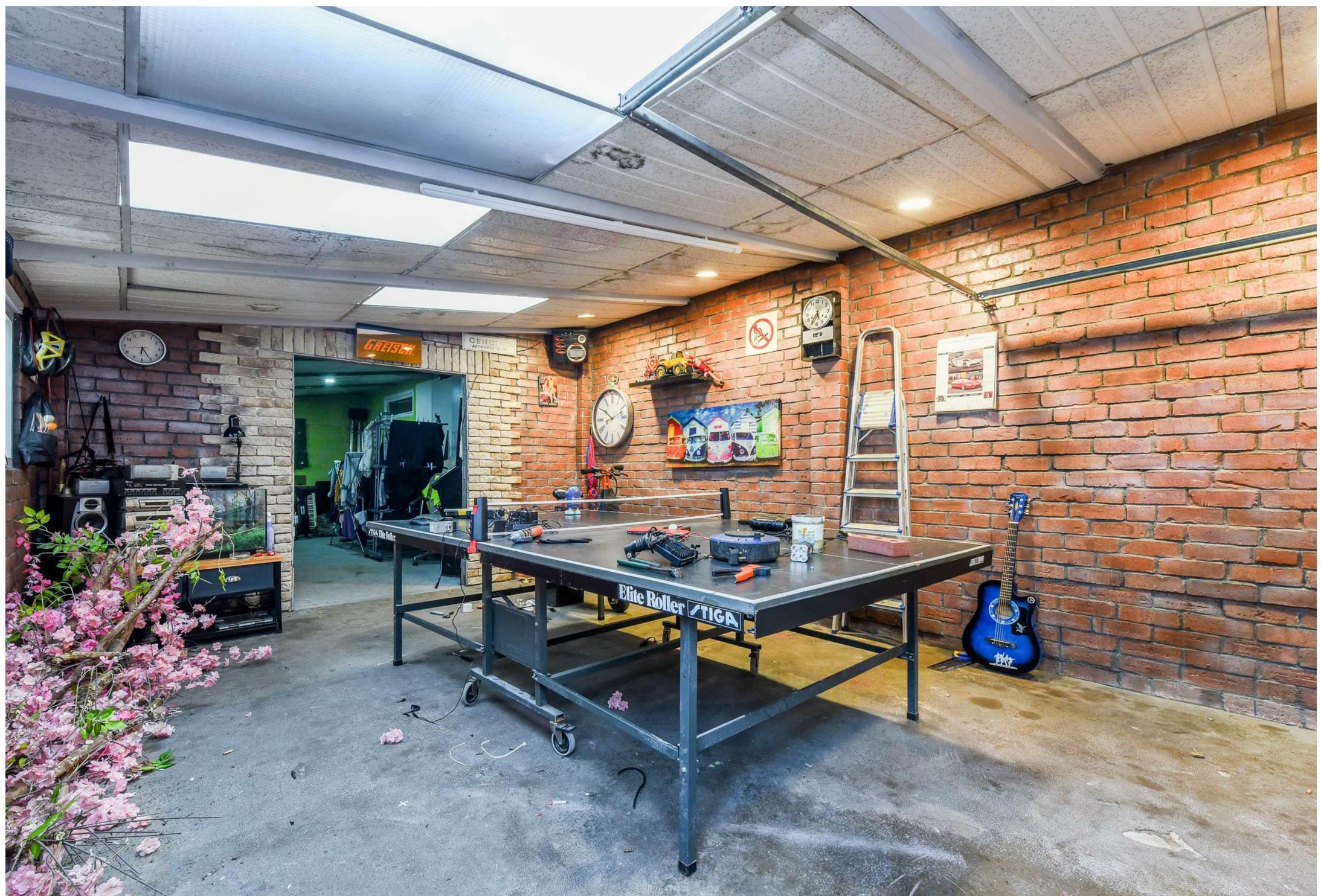






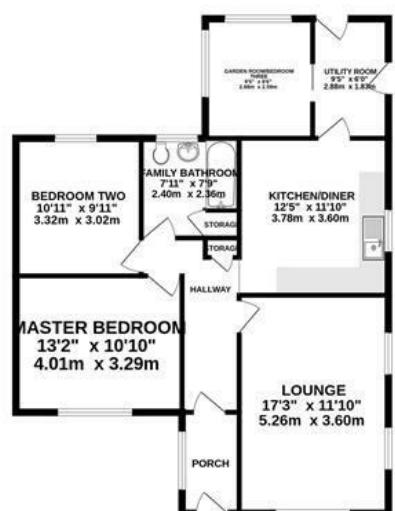
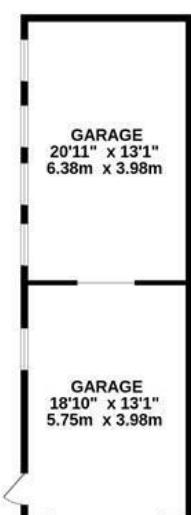






# BEN ROSE

GROUND FLOOR  
1426 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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		
<b>England &amp; Wales</b>	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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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