



St. Cuthberts Road, Lostock Hall, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom, semi-detached property located on a quiet residential street in Lostock Hall. Ideally placed just a short drive from both Leyland and Preston town centres and their superb shops and local amenities, there are also convenient transport links via the M6/61 Motorways. This would make the ideal family home, comprising of spacious versatile rooms throughout.

Upon entering the property, you step into the welcoming entrance hall, providing access to the stairs and all ground floor rooms. Moving through, you'll find the generously sized lounge, featuring a large front-facing window and a cozy fireplace. This room seamlessly flows into the dining room, offering ample space for a large family dining table. Double doors open up to reveal direct access to the garden, while under-stair storage and a convenient connection to the kitchen make this area perfect for daily family life. The kitchen itself boasts ample worktop space and room for freestanding appliances, with an additional external entrance to the side of the home.

Venturing upstairs to the first floor, you'll discover three well-proportioned bedrooms. Bedrooms two and three include built-in wardrobes, with the master bedroom offering generous dimensions. The family bathroom is conveniently located and features a bath with an over-the-bath shower, catering to the needs of the household.

Moving outside, the property features a good-sized, south-facing garden with a mix of lawn and paved areas, providing a perfect space for outdoor activities and relaxation. The front driveway offers parking space for two cars, and the property has been extended on both the ground and first floors, offering additional living space. Ideal for first-time buyers, this lovely home ticks all the boxes for comfortable family living. Don't miss out on this fantastic opportunity to make it your own.





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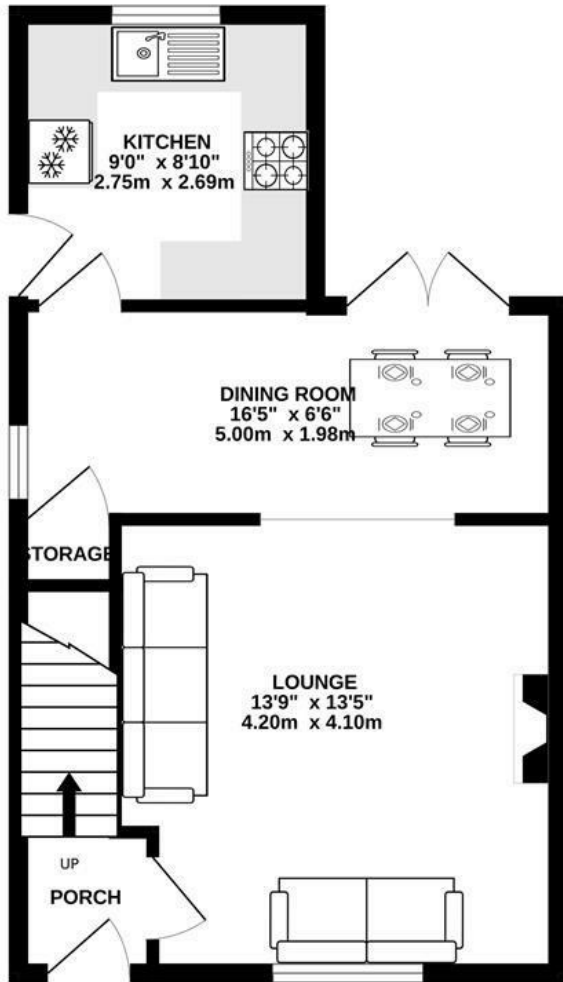




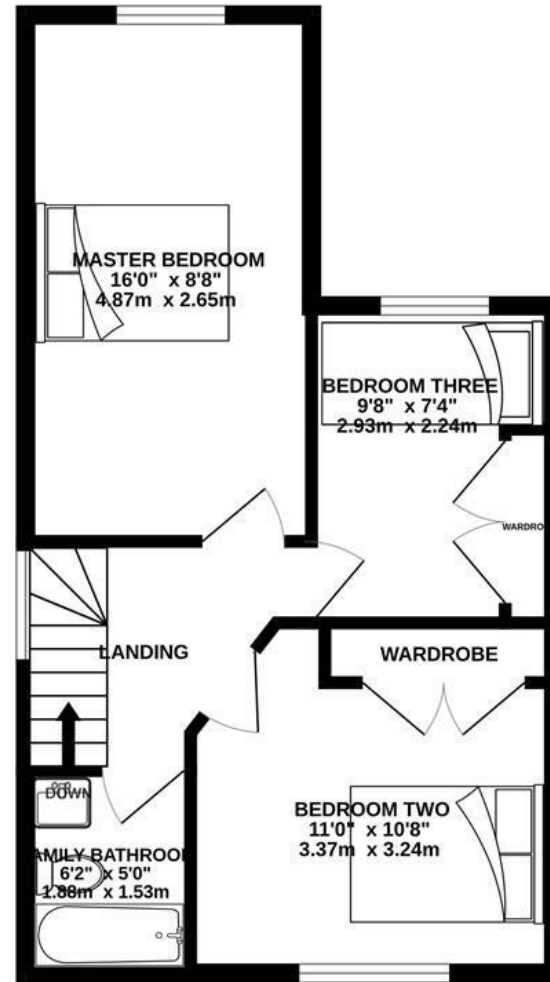


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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



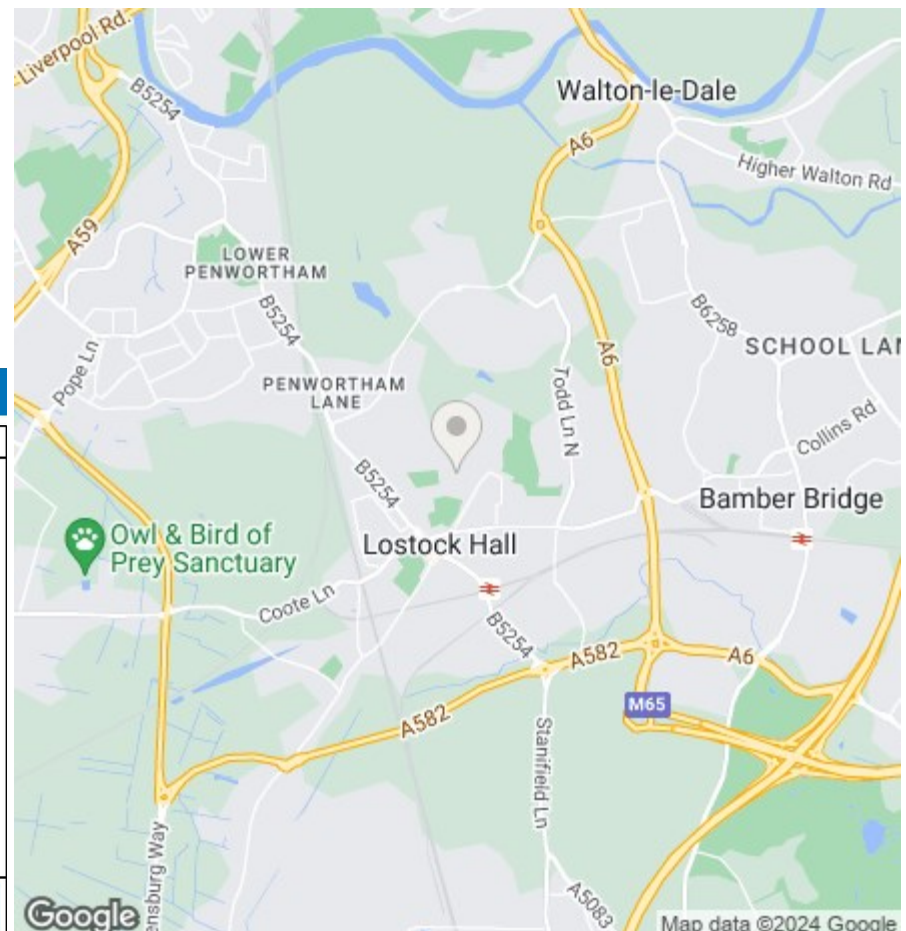
1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	