



15 Constable Avenue, Lostock Hall, Preston, PR5 5LX

£280,000

 4  2  1  B

Situated on Constable Avenue in a well established Cul-De-Sac of Lostock Hall, this beautifully presented detached house comprises four spacious bedrooms (including an en suite to the front bedroom) and large plot, this property is ideal for families seeking both space and style.

Upon entering, you are welcomed by an inviting entrance vestibule that features a convenient W/C. The lounge is a warm and welcoming space, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the extended kitchen/diner, which boasts sliding patio doors that lead to a bright conservatory, creating a seamless flow between indoor and outdoor living. Furthermore, this property benefits from a two-storey side extension, which not only enhances the kitchen/dining space but also includes an integral garage.

The exterior of the home is equally impressive, featuring a large front driveway that accommodates several vehicles, ensuring convenience for family and visitors alike with an electric 7kw car charger. The south-facing rear garden is a delightful retreat, complete with patio area and well-kept grass, providing an ideal setting for outdoor gatherings or quiet moments in the sun. A thoughtful addition of fully owned solar panels promotes energy efficiency and sustainability, at only 10 years old, FIT payments are still valid for the next 10 years!

With its modern features and thoughtful design, this property is sure to appeal to those looking for a comfortable and stylish living environment. Don't miss the opportunity to make this exceptional property your own. EPC Rating B, Council Tax Band C, Freehold.

\*Please note measurements for this property can be found within the floorplan\*













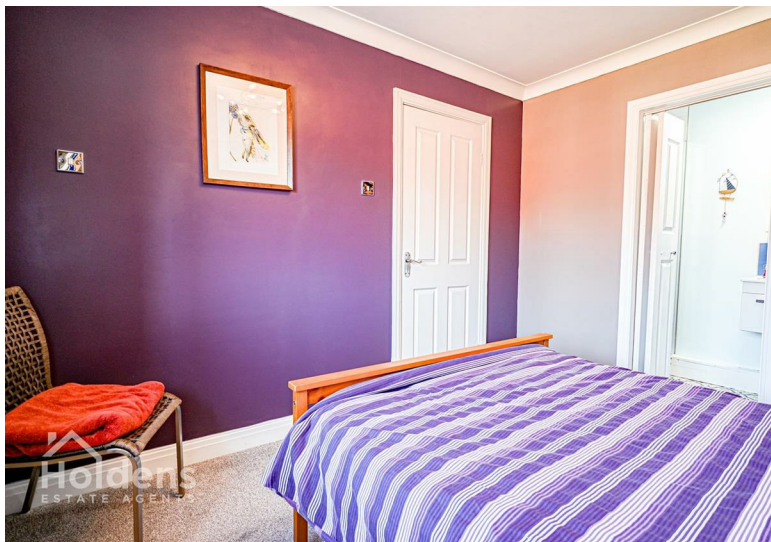














## Road Map



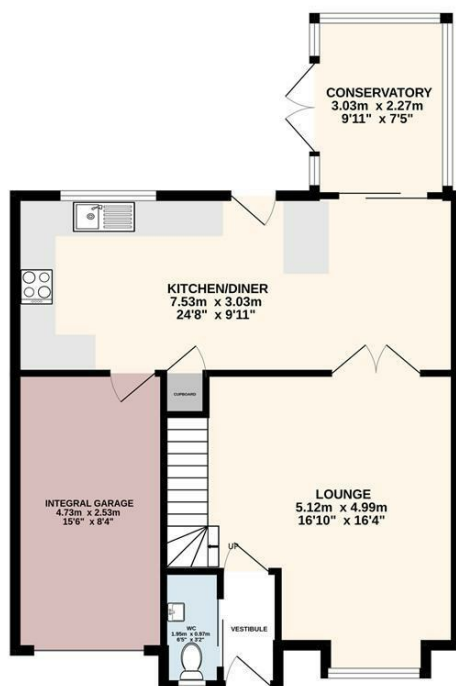
## Hybrid Map



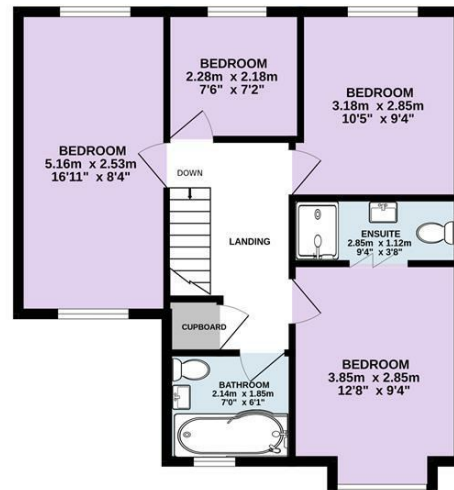
## Terrain Map



GROUND FLOOR  
67.0 sq.m. (721 sq.ft.) approx.



1ST FLOOR  
52.2 sq.m. (562 sq.ft.) approx.



TOTAL FLOOR AREA : 119.2 sq.m. (1283 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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