



2 Badgers Way, Lostock Hall, PR5 5QU

Offers Over £310,000



Rare opportunity to acquire such a promising property in a popular and most sought after location. Spanning an expansive square footage, the property boasts a striking façade and high kerb appeal, complemented by a generous double driveway that provides ample parking.

Upon entering, you are greeted by a large hallway leading into two well-proportioned reception rooms, including a welcoming lounge featuring a gas fire accompanied by a separate dining room presenting an excellent opportunity for entertaining guests or enjoying family meals. The kitchen (while needing some updating) contains bags of potential and would make the perfect place for those with a particular culinary interest.

The property comprises four spacious bedrooms, three of which are doubles, ensuring plenty of room for family or guests. The master bedroom is particularly noteworthy, featuring large built-in wardrobes that offer both convenience and storage. Additionally, a versatile fourth room awaits your creative touch, perfect for a study, playroom, or additional storage. With two bathrooms, including a family bathroom and an en suite, as well as a convenient downstairs W/C.

The integrated single garage houses the boiler and electrics, providing practicality and ease of maintenance. The vast garden space surrounding the property is a true highlight, offering a blank canvas for gardening enthusiasts or a safe play area for children. Ripe for modernisation, do not miss the chance to make this property your home. EPC Rating E, Council Tax Band E, Freehold

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













Road Map



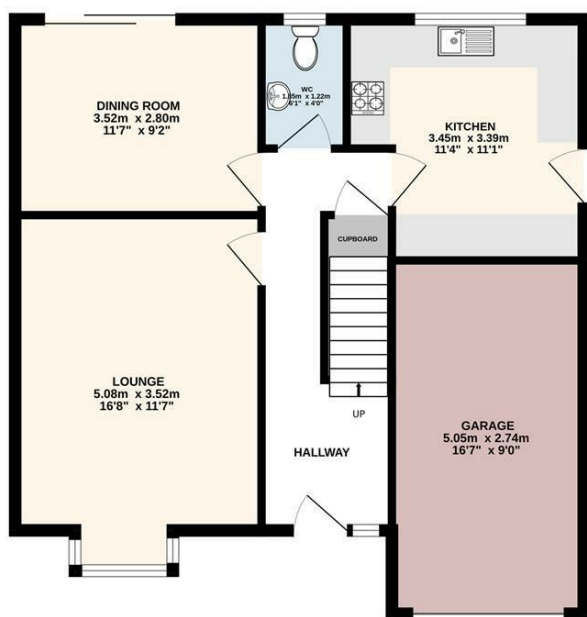
Hybrid Map



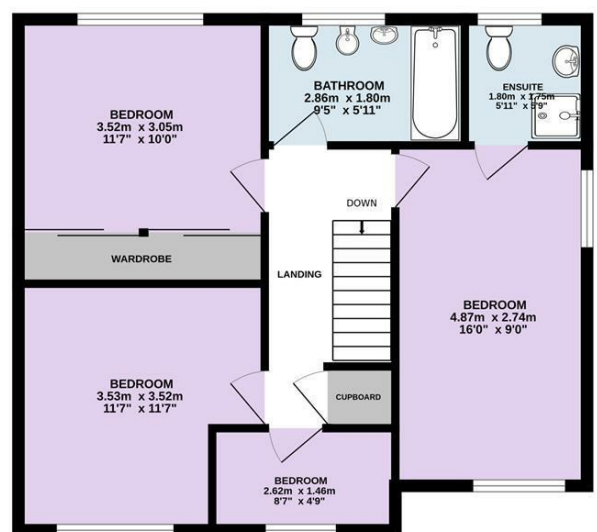
Terrain Map



GROUND FLOOR
63.5 sq.m. (683 sq.ft.) approx.



1ST FLOOR
57.7 sq.m. (621 sq.ft.) approx.



TOTAL FLOOR AREA: 121.2 sq.m. (1304 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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