



477 Leyland Road, Lostock Hall, Preston, PR5 5SD

£129,950



Nestled in the heart of Lostock Hall, this extended terraced house on Leyland Road offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves within walking distance of essential amenities and main transport links, making daily life both easy and enjoyable.

Upon entering, you are greeted by two generously sized reception rooms. The first serves as a welcoming lounge, ideal for relaxation, while the second, currently used as a dining room, presents a versatile space that can be tailored to suit your personal preferences. The kitchen is well-equipped with space for all necessary white goods, ensuring that meal preparation and everyday living is a breeze. Adjacent to the kitchen, you will find a four-piece family bathroom, thoughtfully designed for practicality.

The first floor boasts two spacious double bedrooms, providing ample space for rest and relaxation, alongside a convenient single bedroom that is perfect for a child, guest, or even a home office. This layout offers efficient accommodation for families, ensuring that everyone has their own space.

With its charming features and ideal location, this house presents an excellent opportunity for those seeking a comfortable family residence in a vibrant community. Whether you are seeking a first time buy, or looking for a long term investment, this property is ready to become the home for you. Don't miss the chance to make this delightful property your own. Early Viewings Highly Recommended! EPC Rating C, Council Tax Band A, Freehold

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













Road Map



Hybrid Map



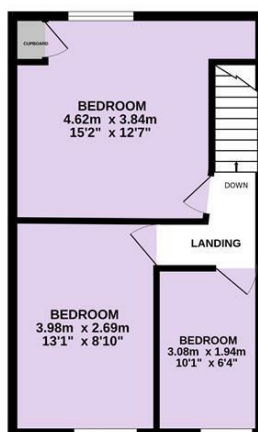
Terrain Map



GROUND FLOOR
47.8 sq.m. (514 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 83.8 sq.m. (902 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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