



47 Watkin Lane, Lostock Hall, Preston, PR5 5RE

£130,000

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Nestled in the convenient area of Lostock Hall, this well-presented mid-terrace house is an ideal opportunity for first-time buyers or savvy investors. The property boasts a welcoming open-plan living space that seamlessly combines the lounge and dining room creating a perfect environment for both relaxation and entertaining.

The ground floor flows effortlessly into a well-equipped kitchen, ensuring that the heart of the home is both functional and inviting. Upstairs, you will find three generous bedrooms, each offering ample space, with this floor being equipped with multiple storage cupboards to keep your living area tidy and organised.

The property features a four-piece bathroom suite, complete with a separate shower and bath, providing a luxurious touch to your daily routine. Outside, the low-maintenance paved rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

This delightful home is not only well-situated but also offers a blend of comfort and practicality, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to make this lovely property your own. Freehold, awaiting EPC, Council Tax Band B.

*Please note the room measurements can be found on the floorplan.













Road Map



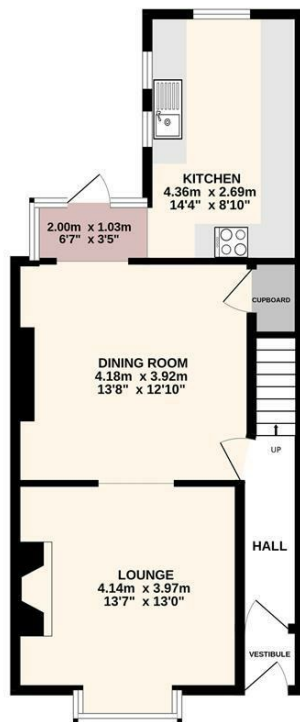
Hybrid Map



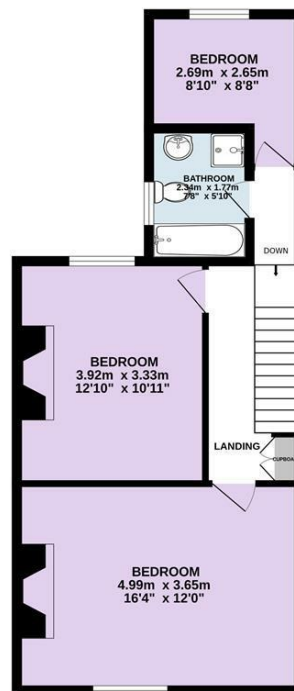
Terrain Map



GROUND FLOOR
51.3 sq.m. (553 sq.ft.) approx.



1ST FLOOR
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA: 98.8 sq.m. (1,063 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. Made with Metropix ©2025)

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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