



88 Wateringpool Lane, Lostock Hall, Preston, PR5 5UA

£285,000



This charming traditional detached house offers a delightful blend of comfort and potential. With three well-proportioned bedrooms, including two spacious doubles, this property is perfect for families or those seeking extra space.

The house boasts three inviting reception rooms, comprising a spacious lounge, separate dining room, and a bright conservatory that invites natural light and provides a lovely space to relax or entertain. The layout is both practical and welcoming, making it an ideal setting for family gatherings or quiet evenings at home.

Set on a great-sized plot, the property offers ample outdoor space, presenting numerous opportunities for gardening enthusiasts or those wishing to create their own outdoor oasis. The location is particularly advantageous, being conveniently close to local amenities and major motorway networks and reputable schools, ensuring that daily necessities and educational needs are easily met.

This detached house is tucked away, providing a sense of privacy while still being within reach of the vibrant community of Lostock Hall. With its traditional charm and potential for personalisation, this property is a wonderful opportunity for anyone looking to make a house their home. Don't miss the chance to explore the possibilities that await in this delightful residence. Freehold. EPC rating D. Council Tax Band D.













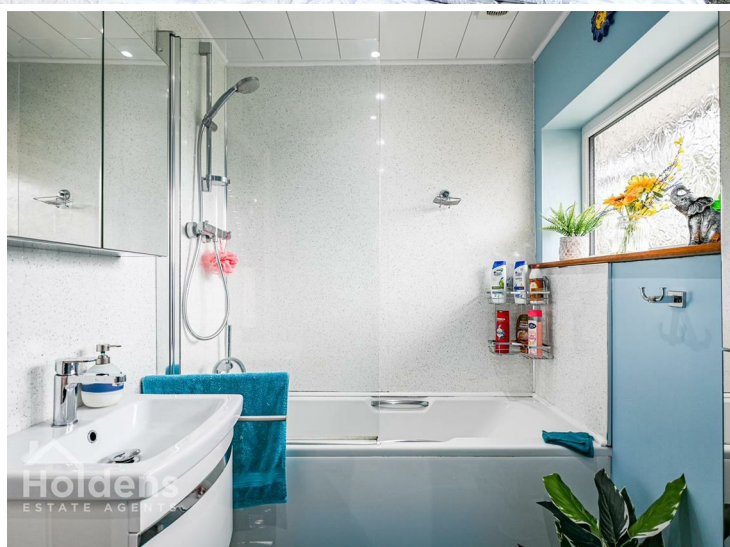














## Road Map



## Hybrid Map



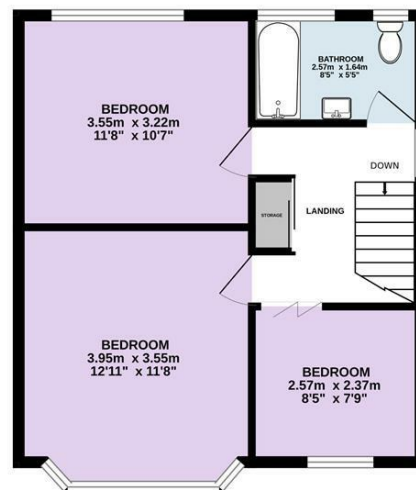
## Terrain Map



GROUND FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



1ST FLOOR  
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA: 92.2 sq.m. (993 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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