



13 Coote Lane, Lostock Hall, Preston, PR5 5JB

£135,000

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Available with No Onward Chain, settled within the heart of Lostock Hall, Preston, this extended mid-terraced property on Coote Lane presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, featuring an open plan design allowing occupants to flow seamlessly between the lounge and dining areas.

One of the standout features of this residence is the off-road parking available at the rear, a rare find in terraced homes, ensuring convenience and ease for residents. The location is particularly advantageous, as it is situated close to local amenities, providing easy access to shops, schools, and recreational facilities.

This freehold property not only offers a welcoming atmosphere but also the potential for personalisation to make it your own. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this home on Coote Lane is a delightful choice. Don't miss the chance to view this lovely property and envision the possibilities it holds for you and your family. Council Tax Band A, EPC Rating D.

Please note measurements for this property are located within the floorplan.













Road Map



Hybrid Map



Terrain Map



GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 103.6 sq.m. (1116 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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