



17 Ampleforth Drive, Lostock Hall, Preston, PR5 5TD

£169,950



Stylish, Spacious & Chain-Free, Ready When You Are!

This immaculate three-bedroom freehold home has been thoughtfully designed with comfort and convenience in mind. Inside, you'll find a contemporary kitchen complete with integrated appliances, making cooking and entertaining easy and enjoyable. The spacious living areas are bright and airy, providing plenty of room for family life or relaxing after a long day.

Step outside to a generously sized garden, perfect for outdoor dining, play, or simply unwinding in your own private space. The location is excellent, with local amenities close by and great transport links that make commuting or getting around town hassle-free.

Offered chain-free, this property is ready for a smooth and straightforward move. It sits in Council Tax Band B, making it a smart choice whether you're a first-time buyer, downsizer, or investor.

EPC rating is currently awaited.

(Please note that all room measurements can be found on the floorplan).













## Road Map



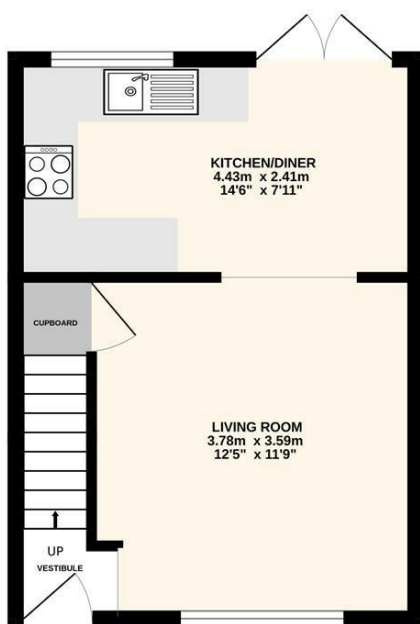
## Hybrid Map



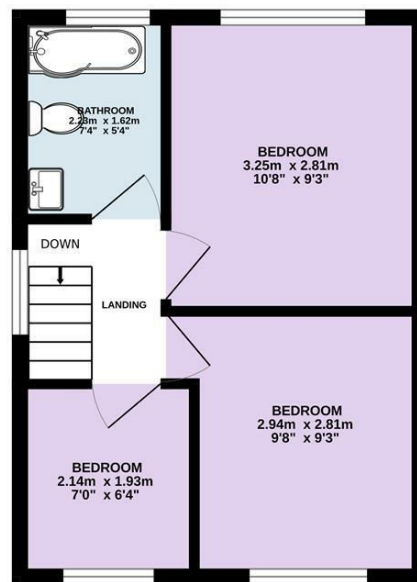
## Terrain Map



GROUND FLOOR  
27.4 sq.m. (295 sq.ft.) approx.



1ST FLOOR  
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 54.9 sq.m. (591 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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.