



SWITCH
ESTATE AGENTS



35 Moss Street, Lostock Hall, Preston, PR5 5BJ

Offers over £120,000

- Modern two-bedroom mid-terrace property
- Modern fitted kitchen
- Two good-sized double bedrooms
- Lawned garden with block-paved seating area
- Ideal first-time purchase or investment opportunity
- Spacious open-plan living room and kitchen
- Useful utility room
- Modern family bathroom
- Close to schools, amenities and transport links
- No chain

35 Moss Street, Preston PR5 5BJ

Switch Estates are delighted to bring to the market this modern and spacious two-bedroom mid-terrace property, ideally situated in a popular and convenient location in Lostock Hall.

The property offers well-presented accommodation throughout and would make an ideal first-time purchase or investment opportunity.

Upon entering, you are welcomed into a spacious open-plan living room which flows through into a modern fitted kitchen, creating a bright and practical living space. To the rear of the property is a useful utility room, providing additional storage and everyday convenience.

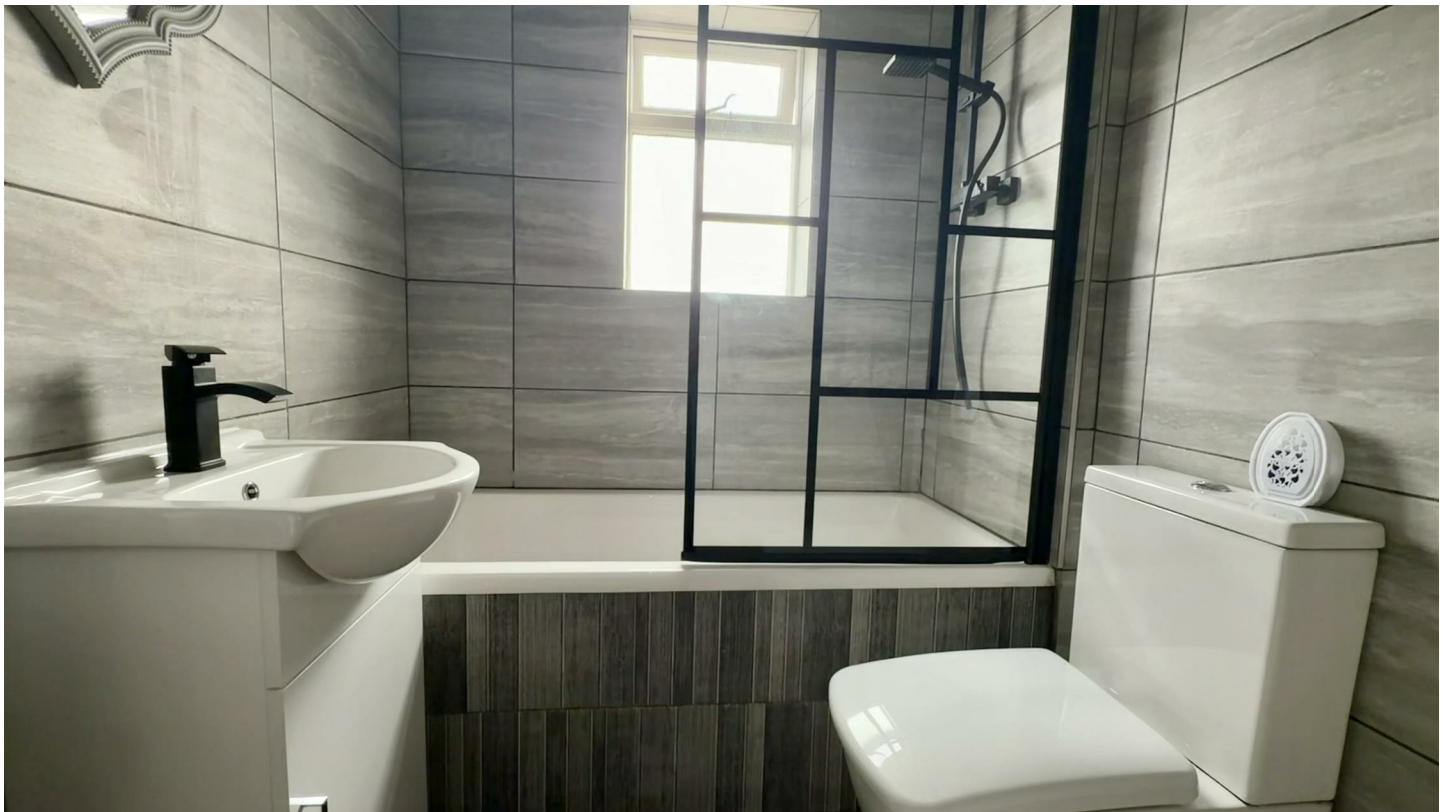
To the first floor, there are two good-sized double bedrooms, along with a modern family bathroom.

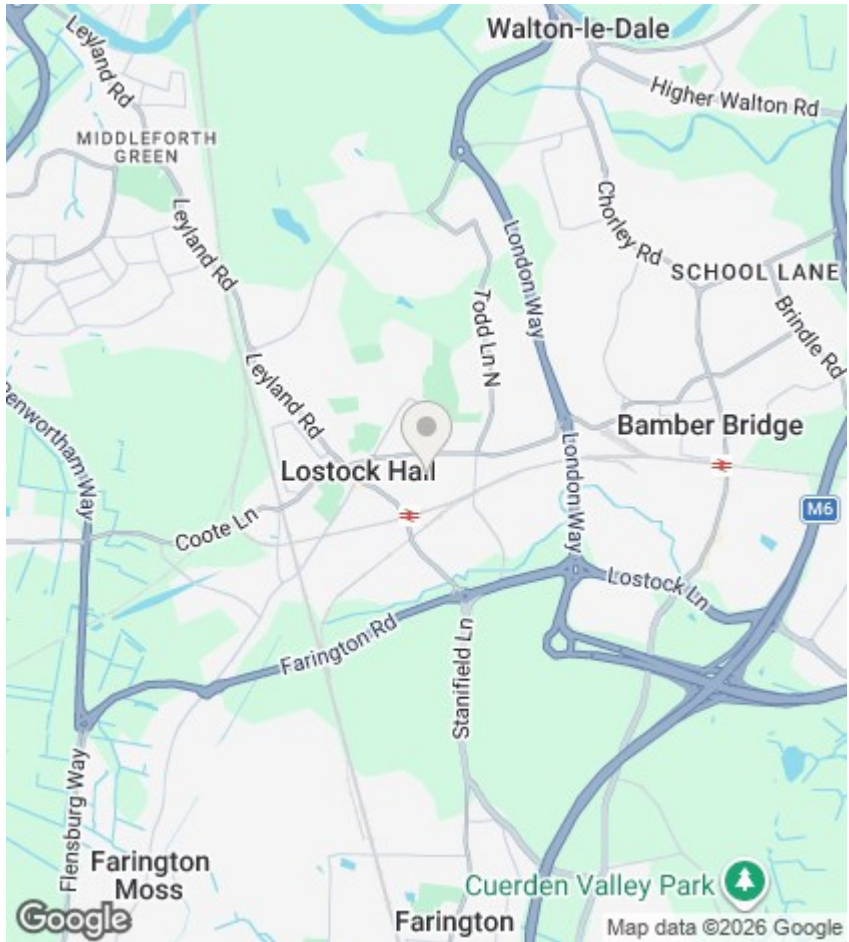
Externally, the property benefits from an enclosed rear garden, featuring a lawned area and block-paved seating area, providing a great space for outdoor seating and entertaining.

The property is ideally located for a range of local schools, shops, amenities and excellent transport links, making it a convenient home for a wide range of buyers.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

