BEN ROSE



## Highfield Grove, Lostock Hall, Preston

## Offers Over £295,000

Ben Rose Estate Agents are pleased to present to market this spacious and versatile four-bedroom detached home, ideally positioned within the highly sought-after area of Lostock Hall. Offering generous accommodation throughout, this attractive property is perfectly suited to growing families, couples and first-time buyers seeking flexible living space in a well-connected location. Lostock Hall enjoys an excellent range of local amenities including shops, bars, restaurants, pubs and highly regarded schools, all within easy reach. The property also benefits from superb transport links, with rail services to Preston and Blackburn available from Lostock Hall station, excellent bus routes to Preston, Leyland and Chorley, and convenient access to the M6, M61 and M65 motorways. Preston and Chorley town centres are also just a short drive away.

Stepping into the property, you are welcomed by an entrance hall leading through to the spacious front-facing lounge, an inviting room ideal for both relaxing and entertaining. A separate sitting room to the front provides additional reception space, perfect for modern family living, while the playroom offers excellent flexibility as a children's room, home office or snug. To the rear, the modern open-plan kitchen/breakfast room forms the heart of the home, providing ample space for cooking, dining and socialising. A useful utility room adds practicality, while a contemporary shower room and hallway with access to the garden complete the ground floor.

To the first floor, the generous master bedroom benefits from its own private ensuite WC. Two further double bedrooms provide comfortable accommodation for family members or guests, whilst the fourth single bedroom offers versatility as a nursery, study or dressing room. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property boasts a paved driveway providing off-road parking for up to four vehicles and detached garage. To the rear, the enclosed garden features a lawned area, high fencing for privacy, and an attractive decking area with pergola, creating an ideal setting for outdoor dining and entertaining. Combining spacious accommodation, flexible living areas and a desirable location, this fantastic detached home presents an excellent opportunity for a wide range of buyers.









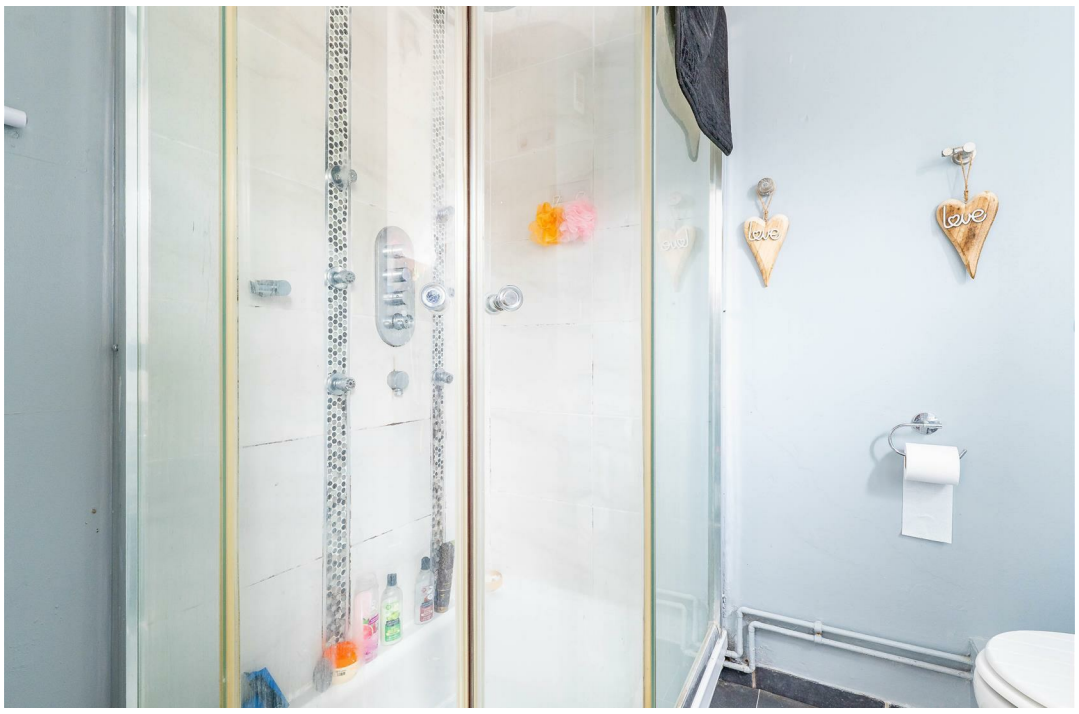




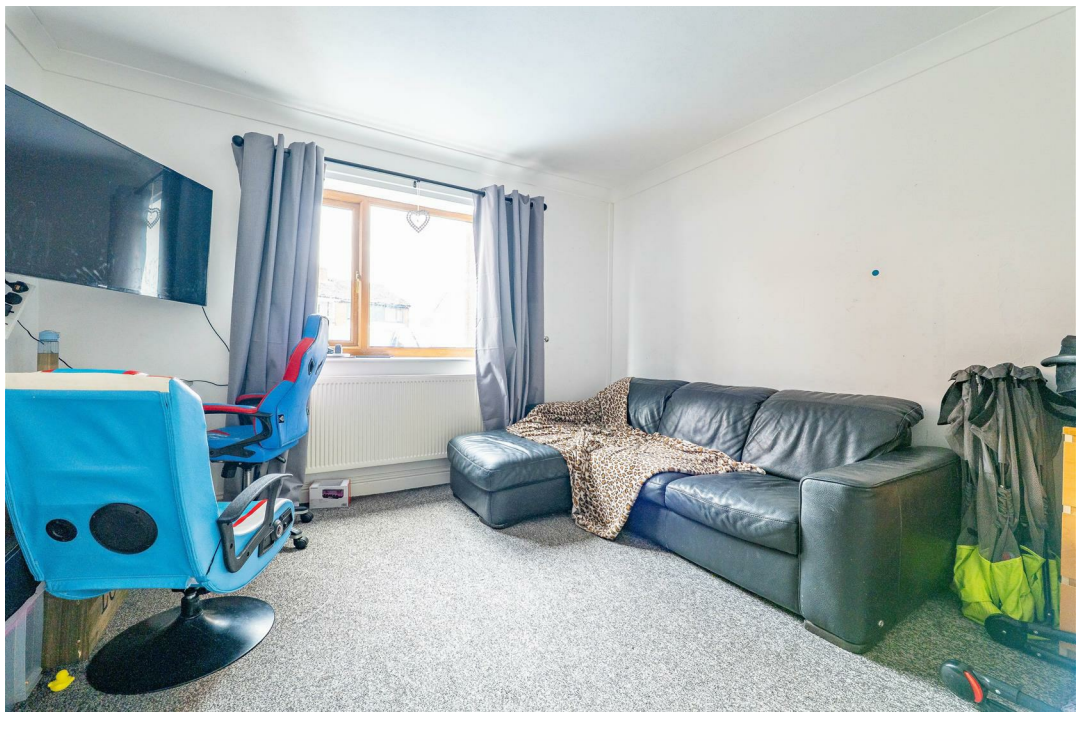


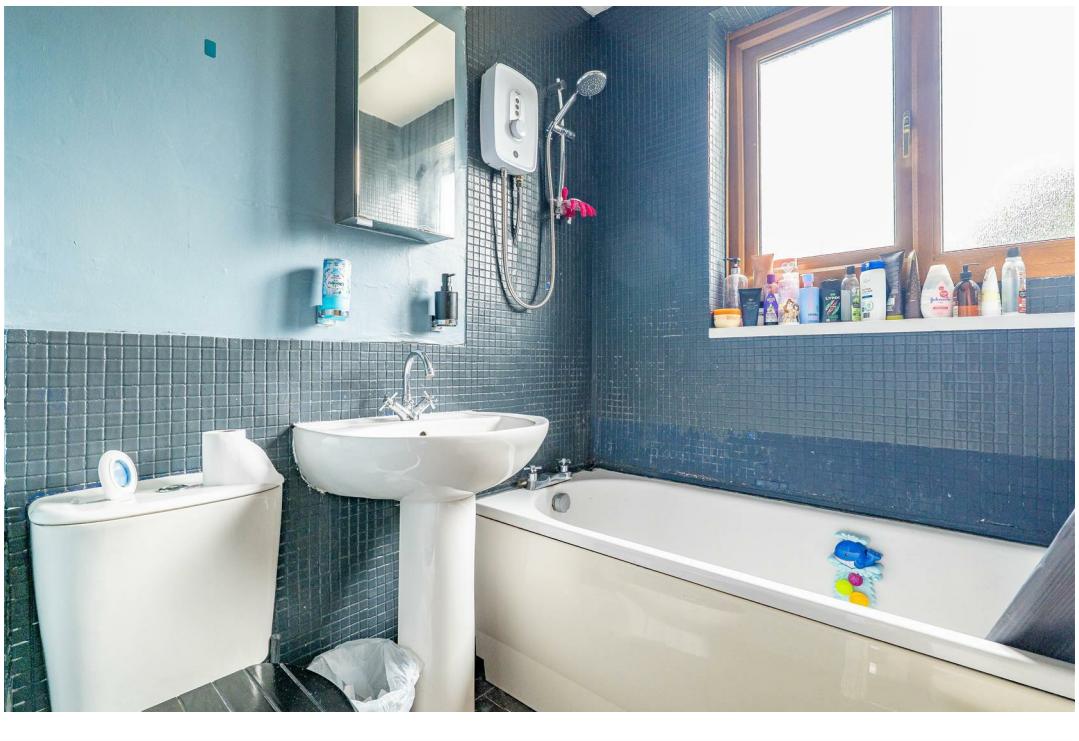
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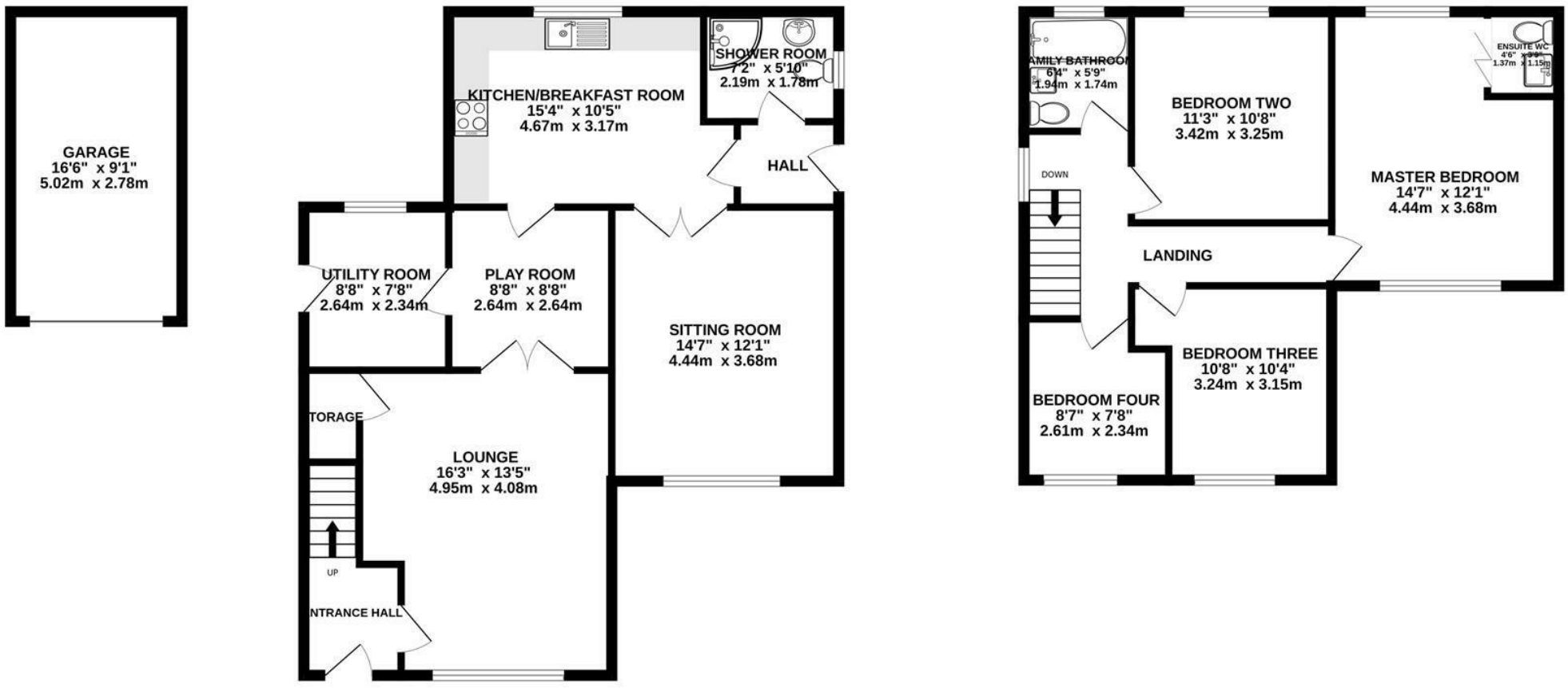




# BEN ROSE

GROUND FLOOR
949 sq.ft. (88.1 sq.m.) approx.

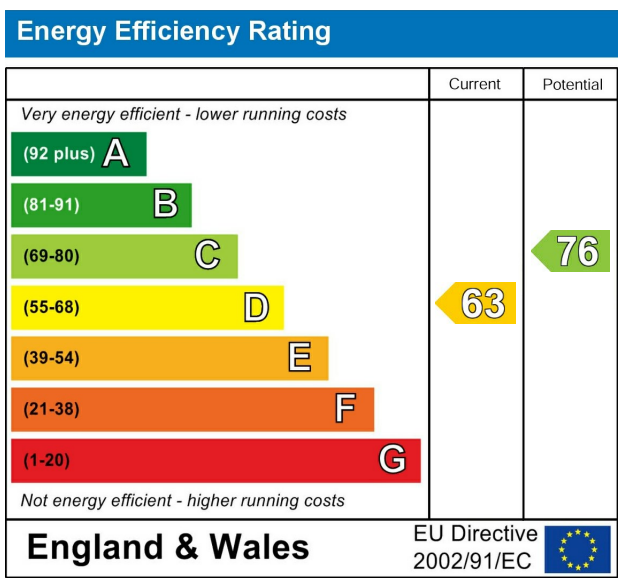
1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.

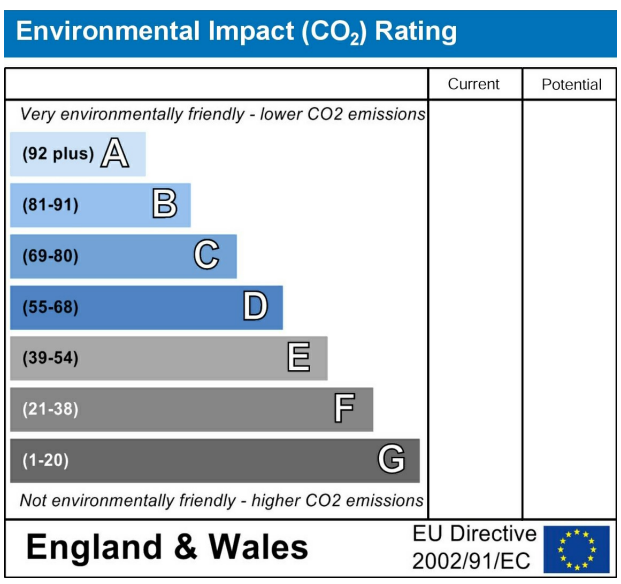


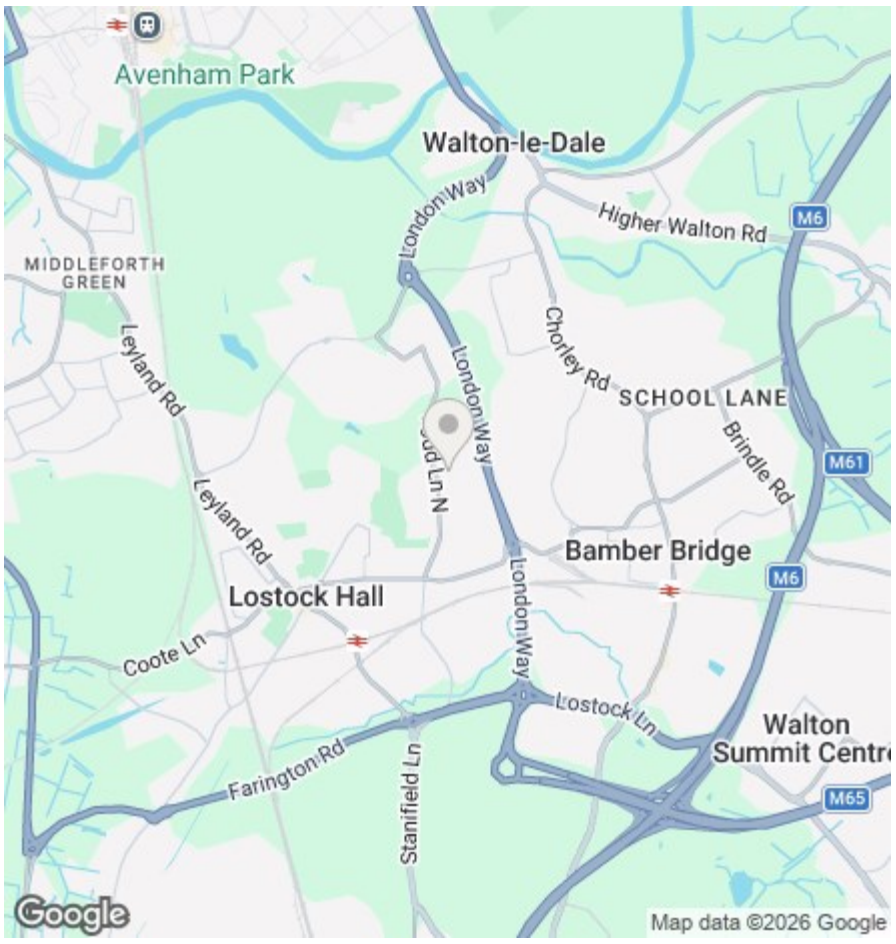

TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.




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