

A Google Map of the area around Lodd Ln N. The map shows a network of roads including London Way, Chorley Rd, Higher Walton Rd, Penwortham Lane, Leyland Rd, Middleforth Green, Coote Ln, Farington Rd, and Lodd Ln N. A red pin is placed on Lodd Ln N. Other landmarks include Bamber Bridge and a school labeled 'SCHOOL LA'. The map data is from 2020.

Ben Rose Estate Agents are pleased to present to market this immaculately presented three-bedroom semi-detached home, ideally positioned in the popular area of Lostock Hall, Lancashire. Finished to a high standard throughout, this property has been thoughtfully updated with new carpets and tasteful neutral décor, creating a bright and welcoming space that is truly ready to move straight into. Perfectly suited to family living, the home offers generous internal accommodation along with an exceptional plot. Lostock Hall itself is a highly convenient location, offering a range of local shops, supermarkets, well-regarded schools, and leisure facilities. Excellent transport links are close by, including nearby train stations with routes into Preston and beyond, regular bus services, and easy access to the M6, M61 and M65 motorways—making it ideal for commuters travelling across the North West.

Upon entering, you are greeted by a welcoming entrance hall that leads through to a spacious and airy lounge with feature gas fireplace. This elegant reception room benefits from a large bay window, allowing natural light to flood the space and enhancing the sense of openness. Moving through, the heart of the home is the recently refurbished kitchen/diner, finished to an impressive specification. Featuring a top-of-the-range Bosch oven and hob, along with an integrated fridge freezer, this stylish space has been designed with both functionality and entertaining in mind. The kitchen overlooks the substantial rear garden, while the dining area is bathed in light from surrounding windows and a set of bi-folding doors that open out onto a patio seating area—seamlessly blending indoor and outdoor living. Additional ground floor benefits include a useful understairs pantry and a side access door from the kitchen.

To the first floor, a spacious landing with a window continues the home's bright and airy feel. There are two generously sized double bedrooms, both complete with recently fitted mirrored built-in wardrobes, offering ample storage. A third single bedroom, currently utilised as a dressing room, also benefits from built-in storage, making it a versatile space to suit a range of needs. There is further storage available from a cupboard on the landing. Completing the first floor is a modern and well-appointed shower room, featuring sleek fittings and built-in cabinetry.

Externally, the property truly excels, occupying a substantial corner plot. To the front, there is a well-maintained garden alongside a very large driveway providing off-road parking for multiple vehicles, setting the home back nicely from the road and enhancing its sense of privacy. To the rear, you will find a particularly generous garden, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation, and importantly, not overlooked—offering a high degree of privacy. A large detached garage further adds to the practicality of the home. This is a superb opportunity to acquire a beautifully finished, spacious family home in a highly convenient location, with nothing left to do but move in and enjoy. Early viewing is highly recommended.

