



Lindley Street, Lostock Hall, Preston

Offers Over £125,000

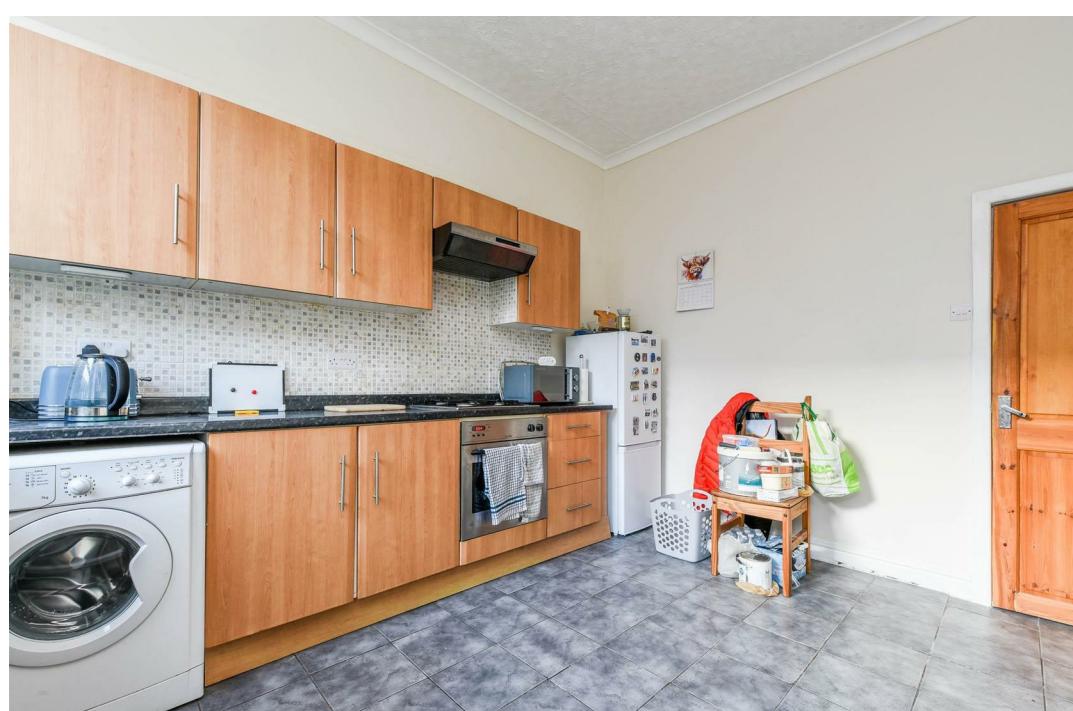
Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property, located in Lostock Hall, Preston. This would make an ideal home for a first-time buyer looking to step onto the property ladder. The property is ideally positioned close to excellent local schools, shops, and amenities, and also benefits from fantastic travel links via the nearby train station, convenient road connections into Preston City Centre, and regular local bus routes.

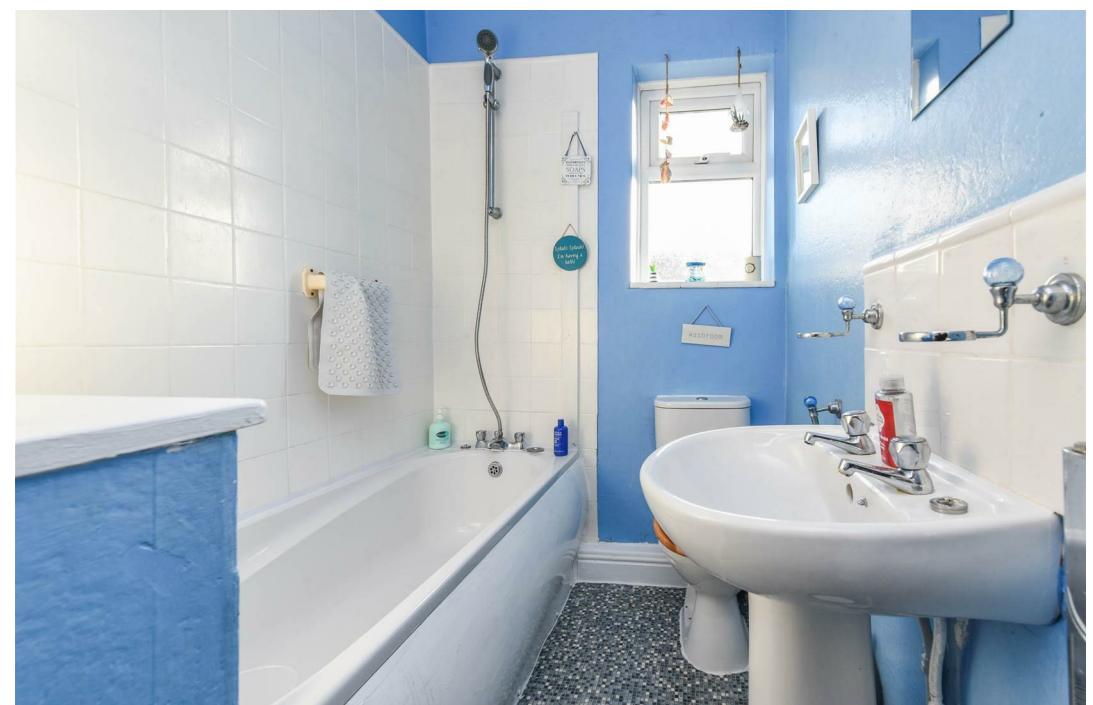
Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. Moving through, you will enter the modern kitchen. The kitchen offers ample storage and includes an integrated oven and hob, with convenient access to under-stairs storage. A single door here leads out to the rear garden.

Upstairs, you will find two well-proportioned double bedrooms and a three-piece family bathroom with an over-the-bath shower.

Externally, there is ample on-street parking to the front. To the rear is a low-maintenance flagged garden with gated access to the rear.

Early viewing is highly recommended to avoid potential disappointment.

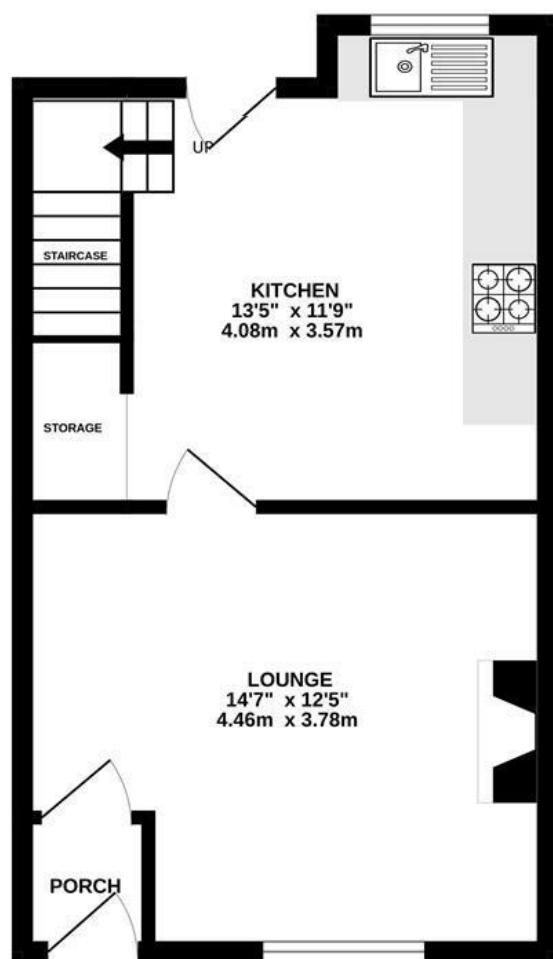




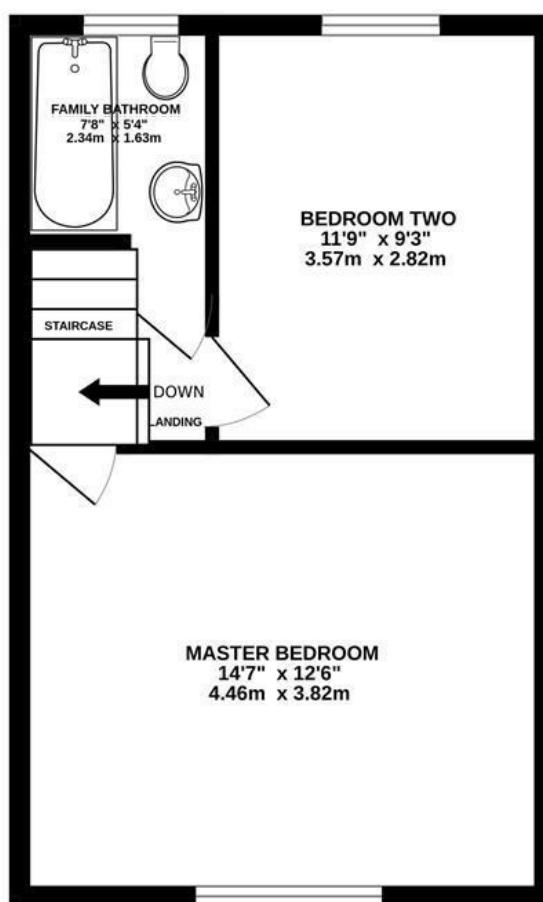


BEN ROSE

GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

