



## Glendale Crescent, Lostock Hall, Preston

**Guide Price £130,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached family home, situated on a spacious corner plot in the sought-after area of Lostock Hall, Lancashire. This property is in need of renovation but offers an excellent opportunity for those looking to add value and modernise to their own taste, making it an ideal choice for investors, developers, or buyers seeking a refurbishment project.

Lostock Hall offers a wealth of local amenities including supermarkets, shops, cafés and well-regarded schools. Excellent travel links are also close by, with Lostock Hall train station within easy reach, regular bus routes nearby, and convenient access to the M6, M61 and M65 motorways, providing straightforward commuting to Preston, Chorley and beyond.

Stepping into the property, you will find yourself in the entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. From here, you move through to the open plan kitchen/diner. This room offers plenty of space for a fitted kitchen and family dining area, with access to the understairs storage and a single door leading out to the side of the property.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from integrated storage. A three-piece family bathroom completes this level. The property also benefits from having a fully boarded out attic with cupboards fitted into the eaves for extra storage.

Externally, the home makes full use of its corner plot, with lawned gardens to the front, side, and rear. The rear garden also features a flagged patio area and a convenient storage shed. There is also a driveway to the rear providing off-road parking, along with a single detached garage accessed via an up-and-over door.

The property has recently undergone upgrades to the exterior doors and windows throughout, with the exception of the ground floor rear windows. Early viewing is highly recommended to avoid potential disappointment.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







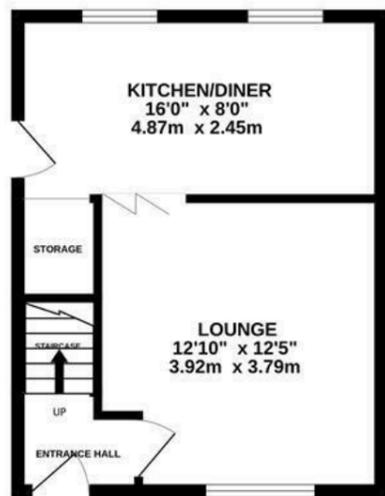
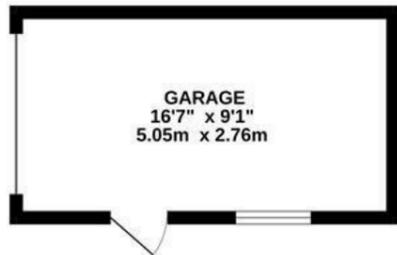




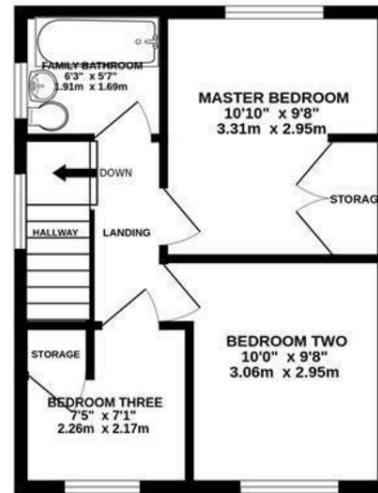


# BEN ROSE

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

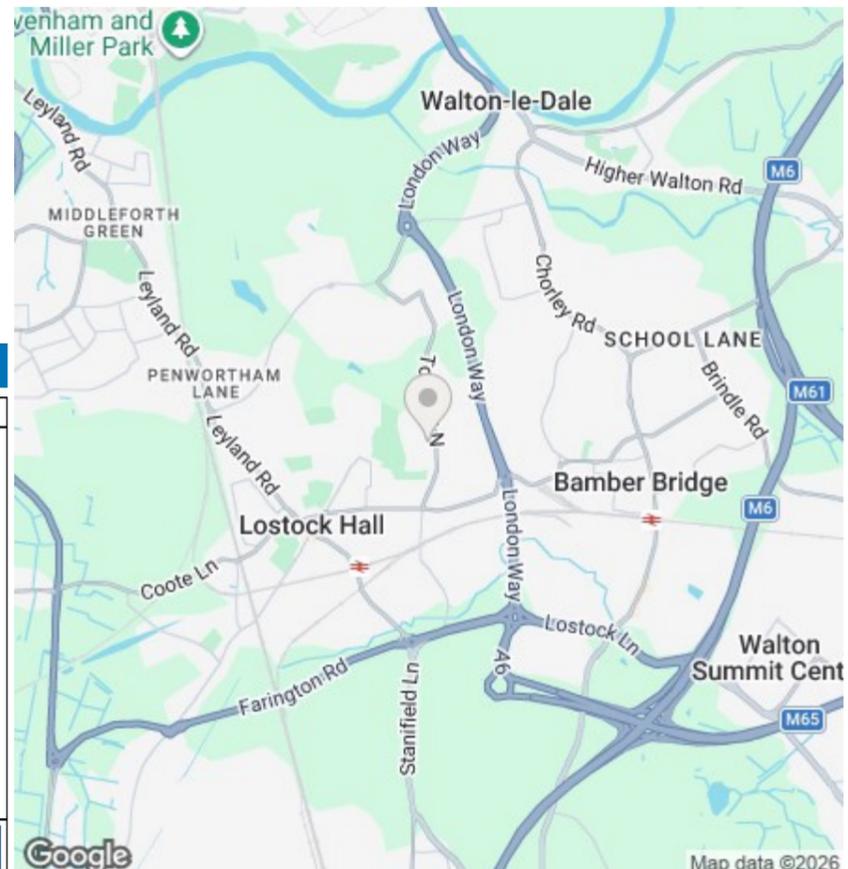


TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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