BEN ROSE



Mayfield Avenue, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, offering an exciting opportunity for first-time buyers looking to step onto the property ladder and create a home tailored to their own tastes. Whilst the property would benefit from modernisation, it boasts generously sized accommodation throughout, with the standout feature being the impressive lounge/diner, offering plenty of space and a wealth of potential to create a fantastic open-plan living and entertaining area. With three well-proportioned bedrooms, a bright kitchen and an established rear garden, this is a home that provides an excellent starting point for buyers looking to add their own style and value. Situated in the popular area of Lostock Hall, the property is conveniently placed for local shops, supermarkets, schools and everyday amenities, with further shopping and leisure facilities available in nearby Leyland and Preston. Lostock Hall railway station offers convenient links to Preston and surrounding areas, whilst local bus services and access to the M6, M61 and M65 make commuting across the North West straightforward. Combining a convenient location with spacious rooms and plenty of scope for improvement, this property is well worth a closer look.

Entering through the front entrance hall, you are welcomed into the particularly spacious lounge/diner, which offers an excellent amount of room for both relaxing and dining. A large bay-fronted window to the front allows natural light to fill the lounge, whilst the feature fireplace provides an attractive focal point with the potential to create a real centrepiece once modernised. Continuing towards the dining area, additional windows to the rear and side ensure the space remains bright and airy, with plenty of room for a family dining table and further furnishings. Useful understairs storage adds practicality without compromising the available living space.

To the rear, the kitchen benefits from a skylight, bringing in additional natural light, along with views over the garden. Although in need of updating, the kitchen offers a great opportunity for buyers to design a modern, functional space that complements the property's generous proportions.

Moving upstairs, the master bedroom is a spacious room positioned to the front of the property, featuring a bay window that adds character and allows plenty of daylight to enter, alongside built-in storage. The second bedroom is another comfortable double, overlooking the rear garden and benefiting from its own built-in storage cupboard. The third bedroom is a particularly good-sized single, offering flexibility for use as a child's bedroom, home office or dressing room. Completing the first floor is the family bathroom, which would benefit from modernisation, giving buyers the opportunity to create a contemporary bathroom suited to their own preferences. With three well-proportioned bedrooms and useful storage throughout, the upstairs accommodation offers a practical layout with plenty of potential.

Externally, the property is approached through a gated front garden, featuring a well-maintained hedge and decorative pebble areas, alongside a driveway providing off-road parking for one vehicle. To the rear, the garden has been well maintained and features established hedging, plants and decorative pebbles, creating an attractive outdoor space with scope for further landscaping to suit the new owner's needs. A ramp also provides convenient access into the garden. Offering generous living accommodation, a fantastic-sized lounge/diner and the opportunity to modernise throughout, this property is an ideal prospect for first-time buyers looking to put their own stamp on a home. With its practical layout, established gardens and convenient Lostock Hall location, it presents an exciting opportunity to create a home that works perfectly for years to come.































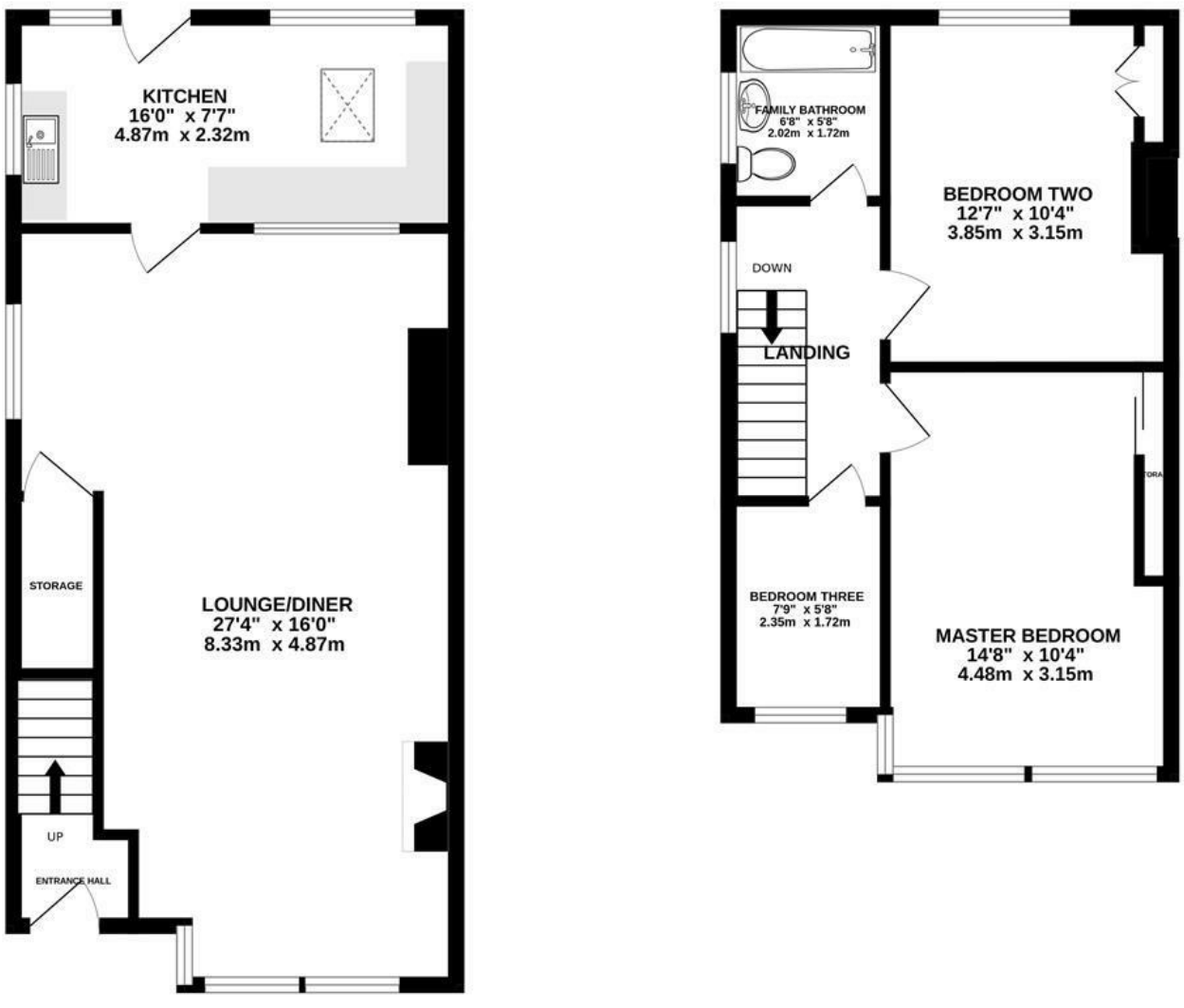




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GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

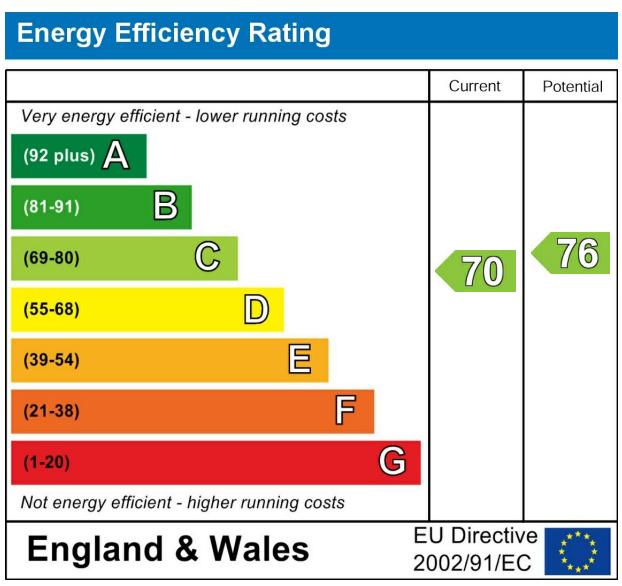
1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

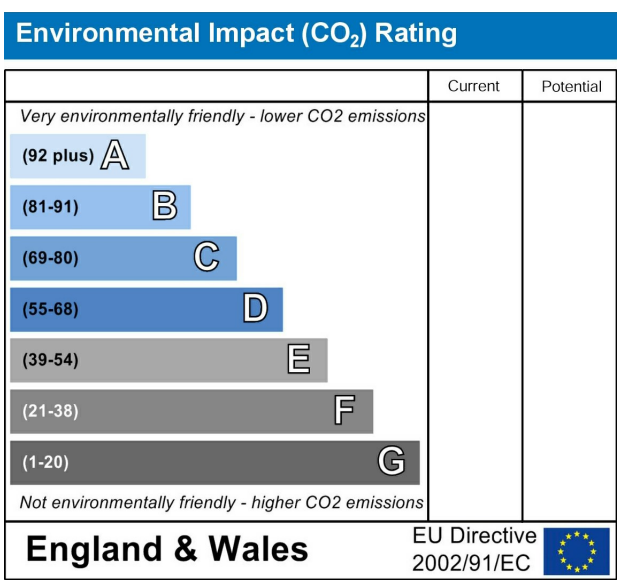


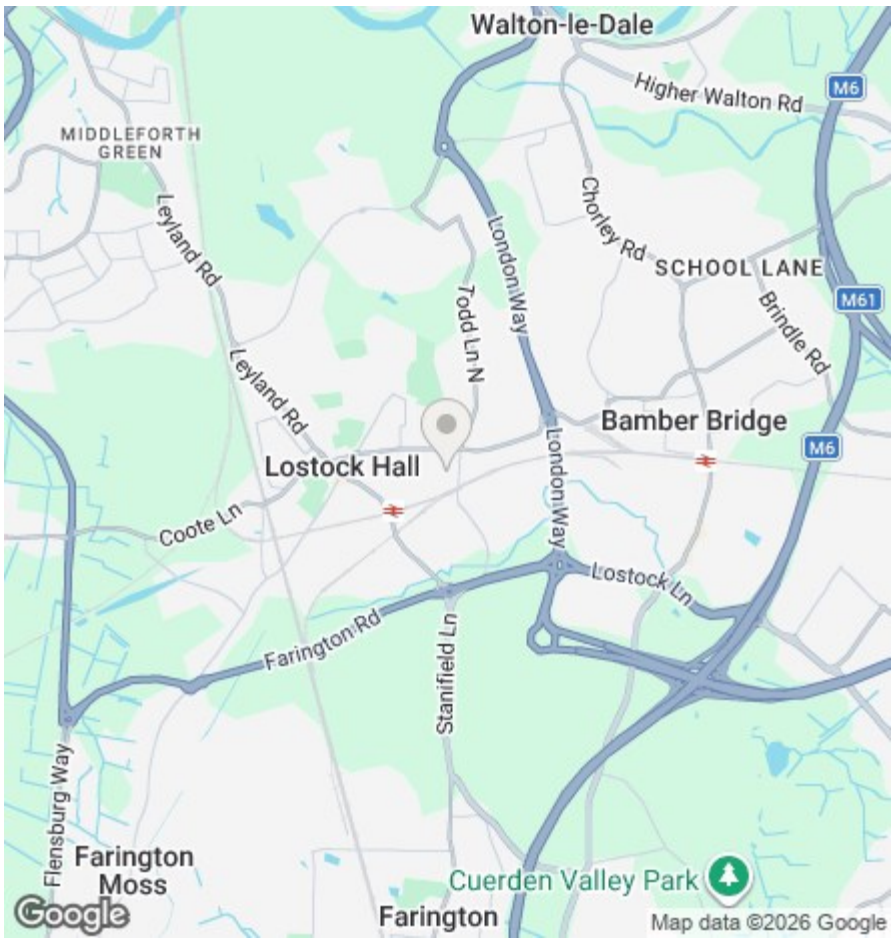
TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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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