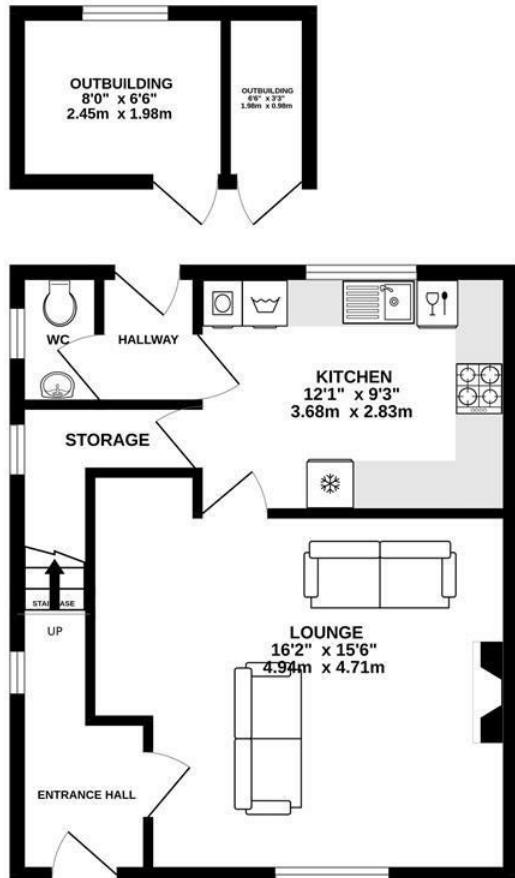
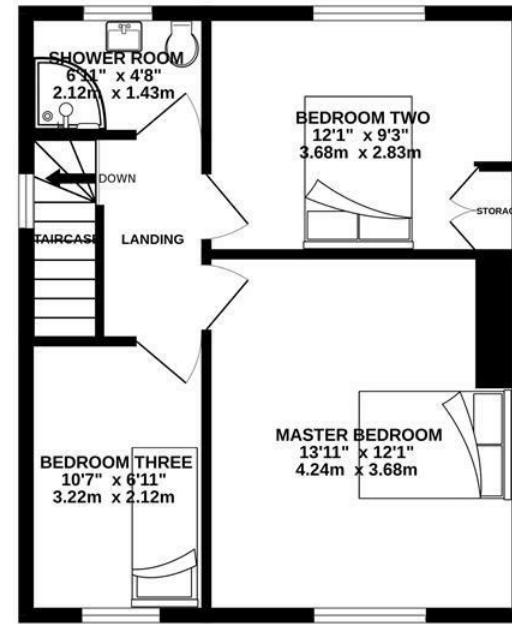


GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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.

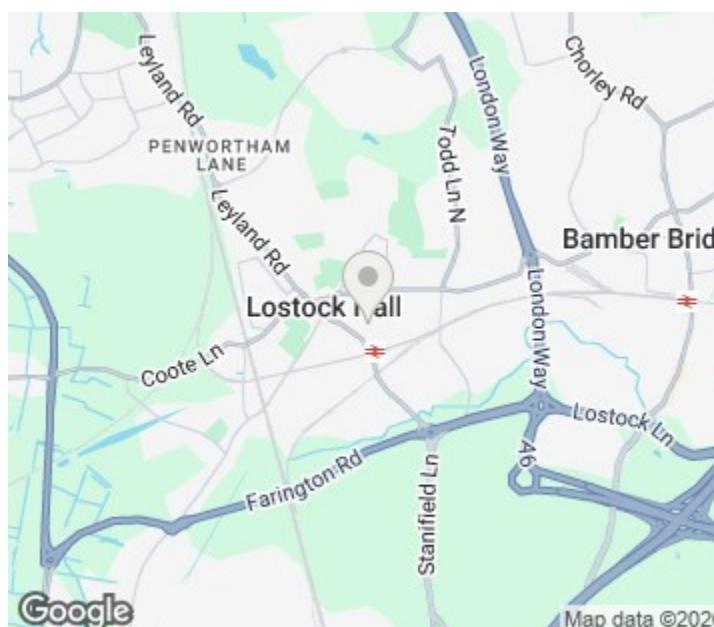
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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	



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Offers Over £175,000

Avondale Drive, Lostock Hall, Preston

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached home located in the sought-after area of Lostock Hall. Ideal for first-time buyers, this property offers a perfect blank canvas for buyers looking to make the space their own, while offering comfortable living in a friendly neighborhood with excellent access to local amenities. Situated within walking distance of reputable schools, supermarkets, and cafes, the home also benefits from superb travel connections. Lostock Hall train station is just a short stroll away, providing easy routes into Preston and beyond. For those commuting further afield, the nearby M6, M61, and M65 motorways offer fantastic links to Manchester, Blackburn, and Lancaster, while local bus routes ensure convenient public transport access throughout the area.

Stepping into the home, you're welcomed by a bright entrance hall where a staircase leads to the upper level. Moving through, you'll find a spacious front lounge, bathed in natural light and complete with a charming feature fireplace. Toward the rear of the home is the well-sized kitchen, which offers ample space for freestanding appliances and provides a practical layout for daily cooking. Just off the kitchen, additional storage space is tucked away neatly, while a rear hall leads to the back garden and a convenient downstairs WC, adding to the functionality of the ground floor.

Ascending to the first floor, the property offers three well-proportioned bedrooms. The main and second bedrooms benefit from generous space, allowing additional furniture and storage, while the third bedroom makes an ideal nursery or home office. Completing the upper floor is the shower room featuring a walk-in enclosure and contemporary fixtures.

Externally, the property has a private driveway with space for two vehicles, accompanied by a front lawn bordered by a mature hedge for added privacy. To the rear, you'll discover a generously sized garden with a large lawn — an excellent space for children to play or for hosting summer gatherings. There are also useful outbuildings for additional storage.

This lovely home is a fantastic opportunity for those looking to step onto the property ladder in a well-connected and family-friendly area.

