

GUILDHALL

SALES & LETTINGS



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8 Kilngate

Lostock Hall, Preston, PR5 5UW

Offers Over £250,000



Situated in the popular residential area of Lostock Hall, this well-presented three-bedroom semi-detached property offers spacious and modern living accommodation, ideal for families.

The ground floor comprises a welcoming entrance hall leading to a generous lounge, along with a contemporary, recently fitted kitchen that opens into a bright sun room, creating an excellent space for dining and entertaining. Additional benefits include a utility room, ground floor WC and an integral garage.

To the first floor are three bedrooms, including two well-proportioned doubles and a third bedroom ideal as a nursery or home office, along with a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking, an integral garage, and a private rear garden.

This attractive home is conveniently located close to local amenities, schools, and transport links, making it a fantastic opportunity for a range of buyers.

Early viewing is highly recommended to fully appreciate the space and quality on offer.



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Ground Floor

Lounge 14'4" x 12'7" (4.39 x 3.86)

Kitchen 8'9" x 22'11" (2.67 x 6.99)

Sun Room 10'0" x 8'0" (3.05 x 2.44)

Utility Room 6'5" x 6'11" (1.98 x 2.11)

WC 6'6" x 2'4" (1.98m x 0.71m)

Garage 22'3" x 8'10" (6.8 x 2.7)

First Floor

Bedroom One 12'11" x 8'11" (3.96 x 2.74)

Bedroom Two 9'1" x 9'10" (2.79 x 3.02)

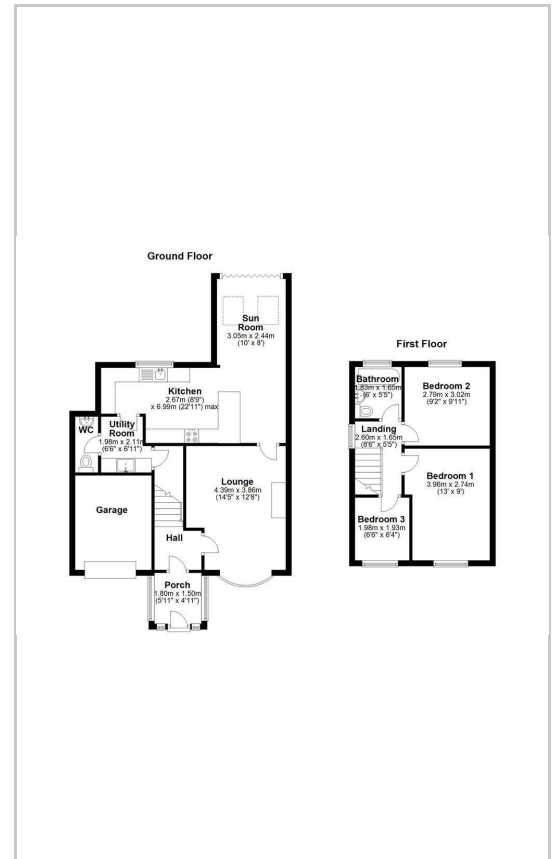
Bedroom Three 6'5" x 6'3" (1.98 x 1.93)

Bathroom 6'0" x 5'4" (1.83 x 1.65)

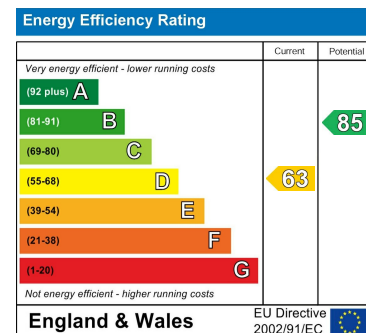
Area Map



Floor Plans



Energy Efficiency Graph



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