BEN ROSE

Rosemeade Avenue, Lostock Hall, Preston

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached home, located in the highly sought-after area of Lostock Hall. Ideal for families, this well presented property offers modern and comfortable living accommodation within a welcoming residential neighbourhood. Situated close to a wide range of local amenities, reputable schools, supermarkets, cafés, and leisure facilities, the home is perfectly positioned for family life. It also benefits from excellent transport links, with Lostock Hall train station just a short walk away, regular bus routes providing easy access to Preston and surrounding areas, and the nearby M6, M61, and M65 motorways making commuting simple.

The home has recently undergone a range of upgrades, including a full rewire downstairs, a damp-proof course to the ground floor, a newly installed consumer unit, a stylish new kitchen/diner, downstairs W.C., modern family bathroom, and a new boiler, creating a comfortable and move-in-ready home.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, featuring a charming central fireplace and a large front-facing window allowing plenty of natural light to fill the room. Continuing through the home, you will enter the impressive open-plan kitchen/dining room. The newly fitted kitchen offers stylish wall and base units providing ample storage, along with integrated appliances including a fridge, freezer, oven, hob, and dishwasher. A central island creates a fantastic focal point and provides a sociable dining space, while double patio doors open directly onto the rear garden, creating a lovely indoor-outdoor flow. Completing this level is a convenient understairs W.C. and practical utility room, offering additional storage and space for freestanding appliances.

Moving upstairs, you will find three well-proportioned bedrooms, with bedroom two benefiting from integrated storage. Completing this level is the brand-new three-piece family bathroom, featuring a contemporary suite and stylish over-the-bath shower.

The home also benefits from a fully boarded and newly re-insulated loft, providing excellent additional storage space with the convenience of a pull-down ladder.

Externally, the front of the property features a low-maintenance loose stone garden alongside a private driveway providing off-road parking. Double gates extend the driveway to the side of the property, leading to the detached single garage at the rear. The garage is accessed via an up-and-over door, benefits from a newly upgraded roof, and is equipped with power and lighting.

To the rear is a generously sized garden featuring a spacious lawn and decking area, providing the perfect space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality, upgrades, and space this lovely family home has to offer.

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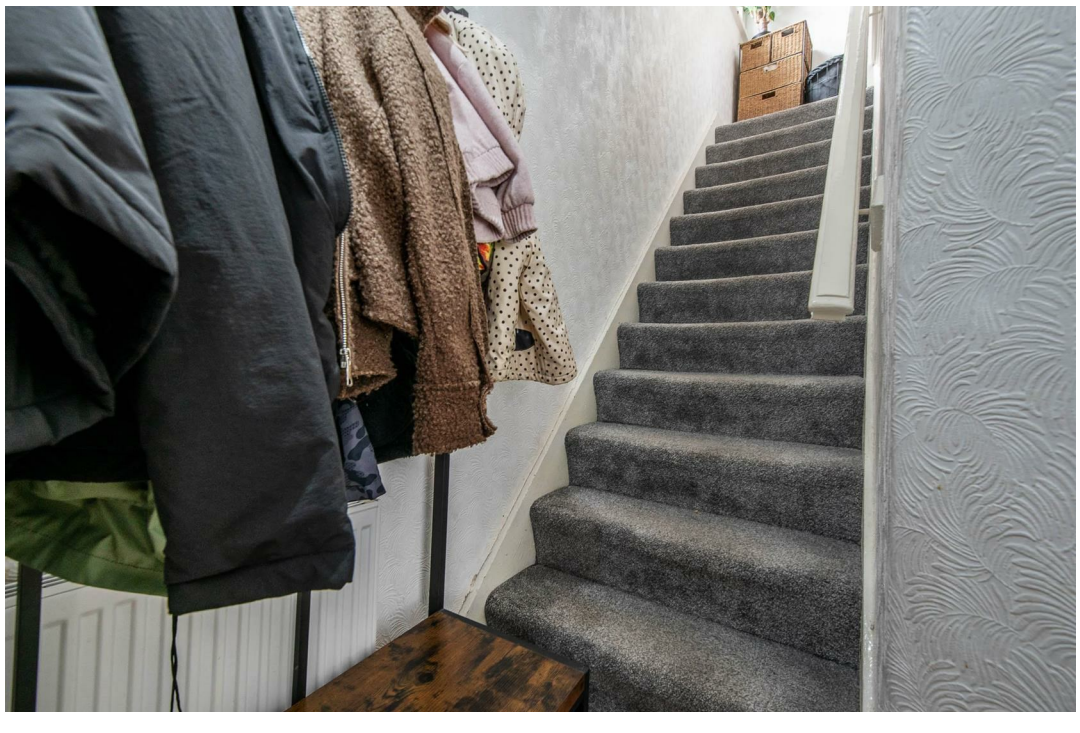
ALL OF ME LOVES ALL OF YOU



Kinderkraft

Rocker

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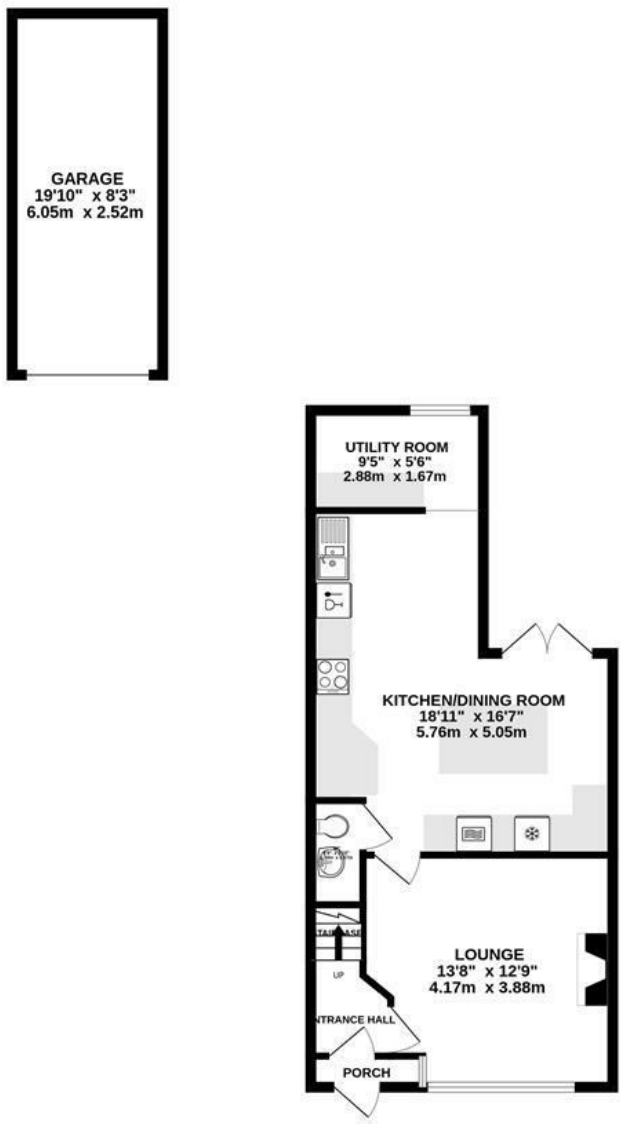
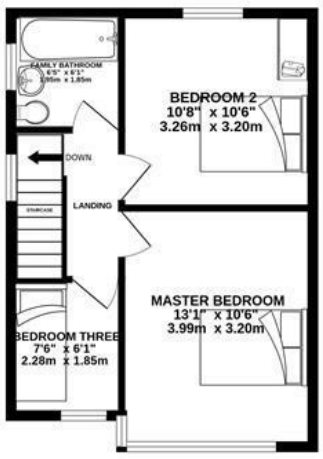
GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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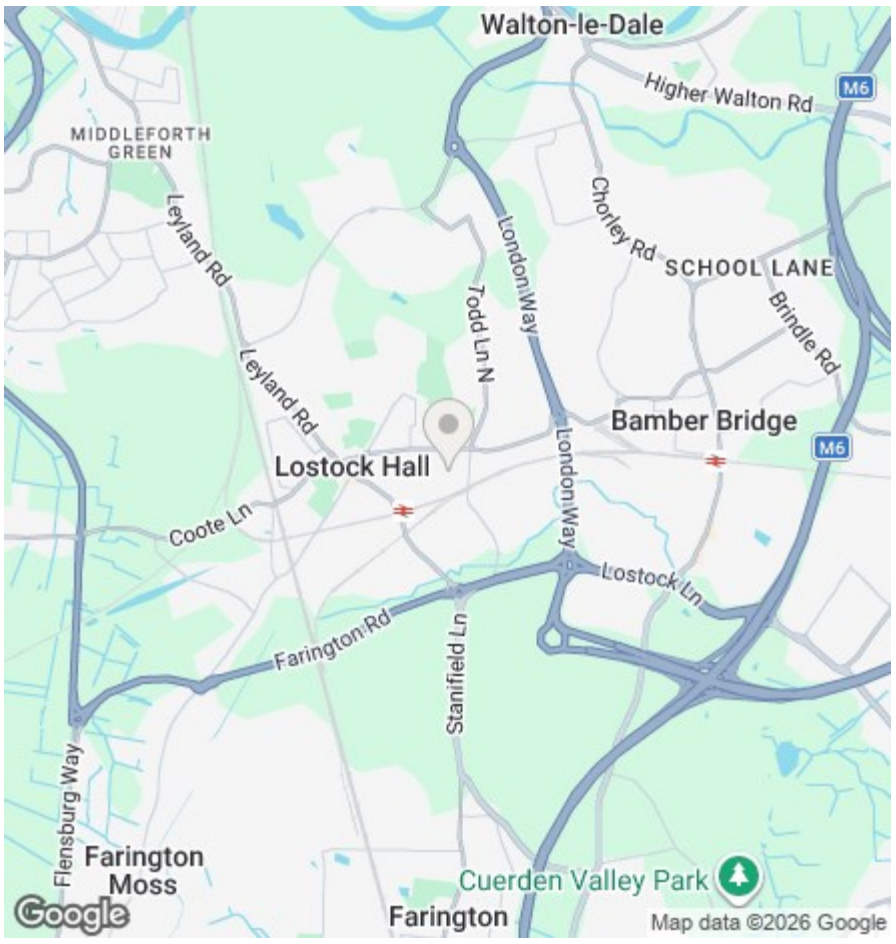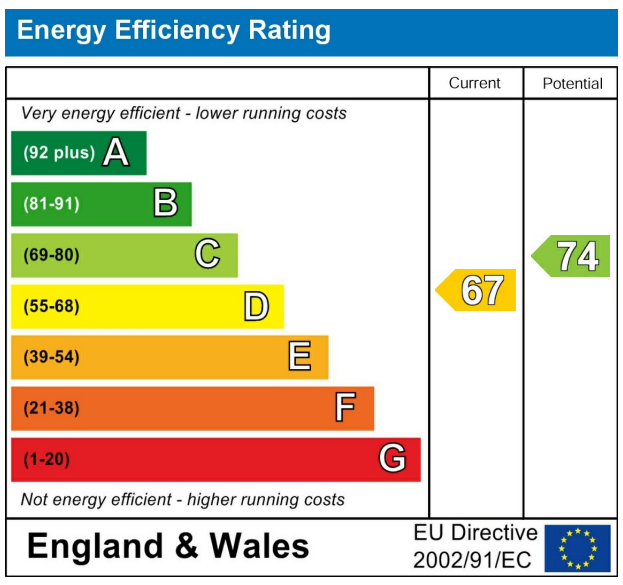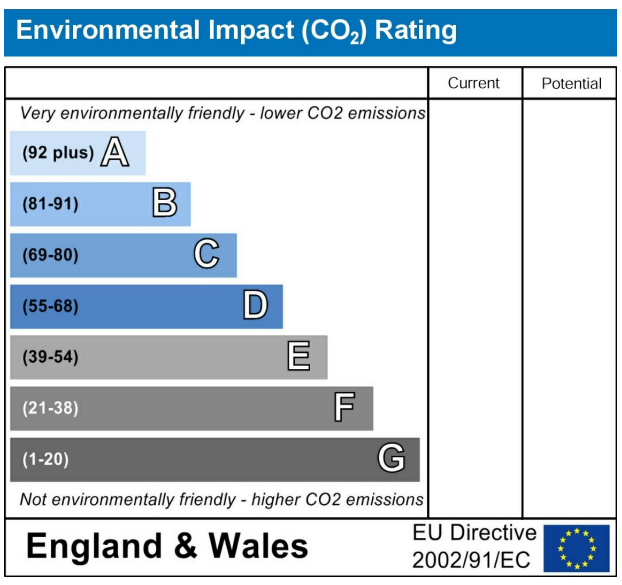
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.