BEN ROSE



**Lindley Street, Lostock Hall, Preston** **Offers Over £129,950**

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace property, ideally situated in the popular area of Lostock Hall, Preston. Offering a versatile layout and plenty of potential, the property would make an ideal home for a first-time buyer looking to take their first step onto the property ladder, while also appealing to those seeking a project home with the opportunity to put their own stamp on the space. The property is ideally positioned close to a range of excellent local schools, shops and amenities, while excellent travel links are also within easy reach, including Lostock Hall train station, convenient road connections into Preston City Centre and regular local bus routes.

Upon entering through the welcoming entrance porch, you are greeted by a hallway providing access to the ground floor accommodation, as well as useful under-stair storage. The hallway leads into the generous dining/sitting room. With ample room for a large family dining table, this area provides a practical setting for both everyday meals and entertaining, while stairs rise to the first floor and access is also provided through to the kitchen. French doors lead through to the good-sized lounge, which benefits from a front-facing window and a fireplace, creating a comfortable and inviting additional reception space. The kitchen is well proportioned, offering ample wall and base units together with space for freestanding appliances. From the kitchen, a further hallway provides access to the rear yard and the family bathroom, which is a good size and fitted with a bath and over-bath shower.

To the first floor, there are three well-proportioned double bedrooms, providing excellent flexibility for families, guests or those working from home, with two of the bedrooms also benefiting from integrated storage space. Externally, the property offers ample on-street parking to the front, while to the rear is a low-maintenance flagged yard with gated access, providing a practical outdoor space that is easy to maintain.


South Ribble
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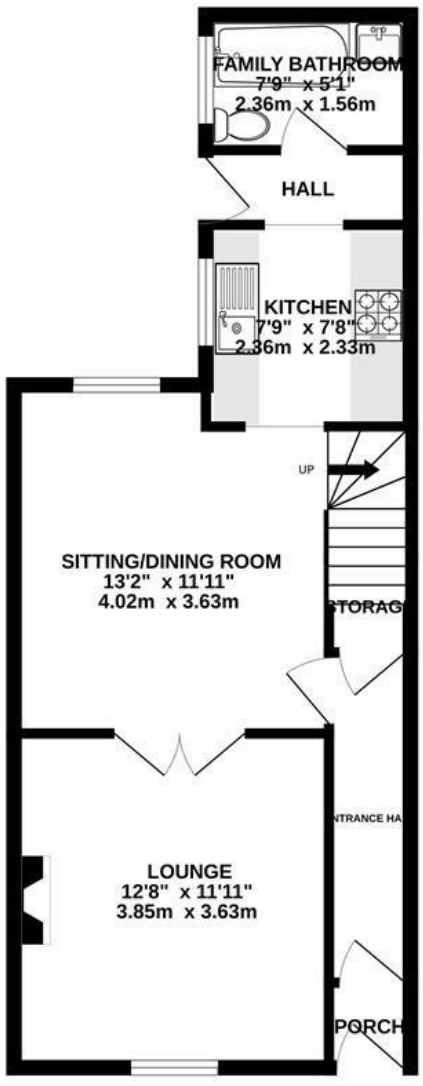




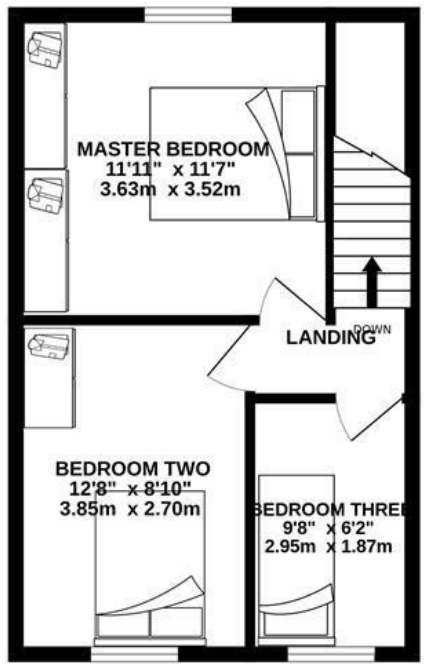


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GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



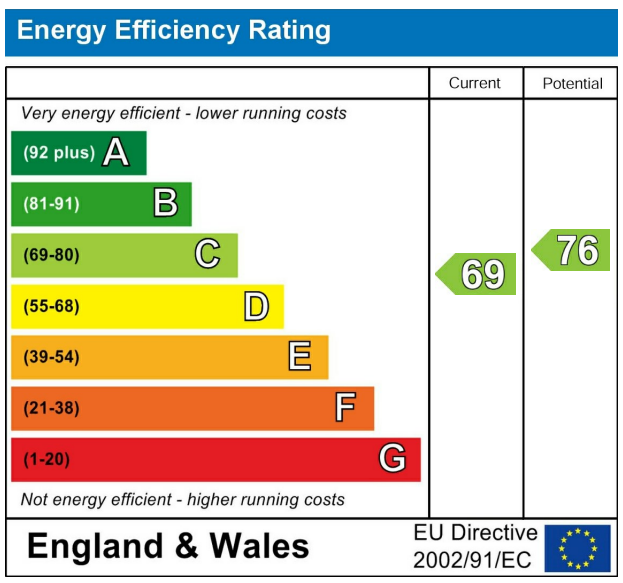

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

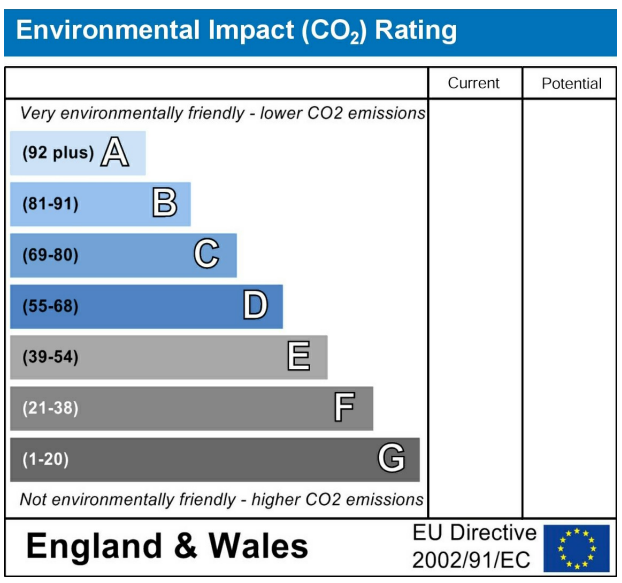


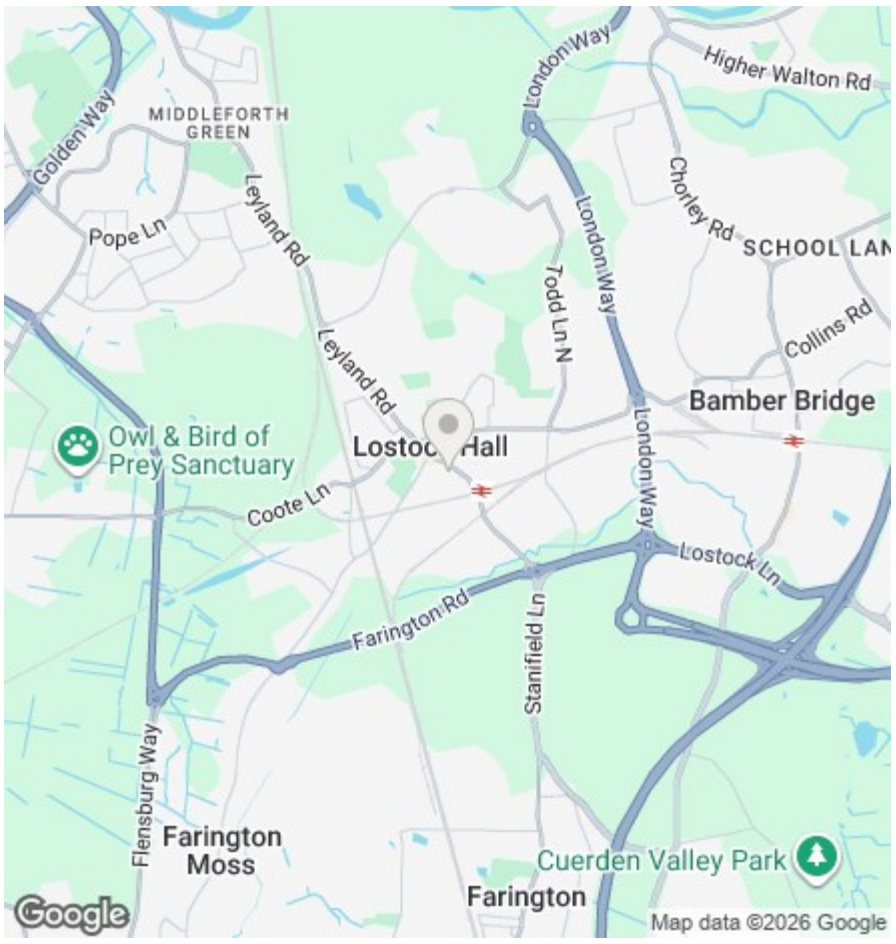

TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.

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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