



Ward Street, Lostock Hall

£795 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this well-presented two-bedroom ground-floor apartment, located in the ever-popular area of Lostock Hall. Ideal for a couple or single occupant, the property offers comfortable and practical accommodation in a convenient location.

Lostock Hall is well-served by a range of local shops, supermarkets, schools, parks, and leisure facilities. Excellent transport connections are also close by, with Lostock Hall train station within walking distance, strong bus links, and easy access to the M6, M61, and M65 motorways, making it an ideal choice for commuters. Preston city centre is also just a short drive away, offering a wider selection of retail, dining, and entertainment options.

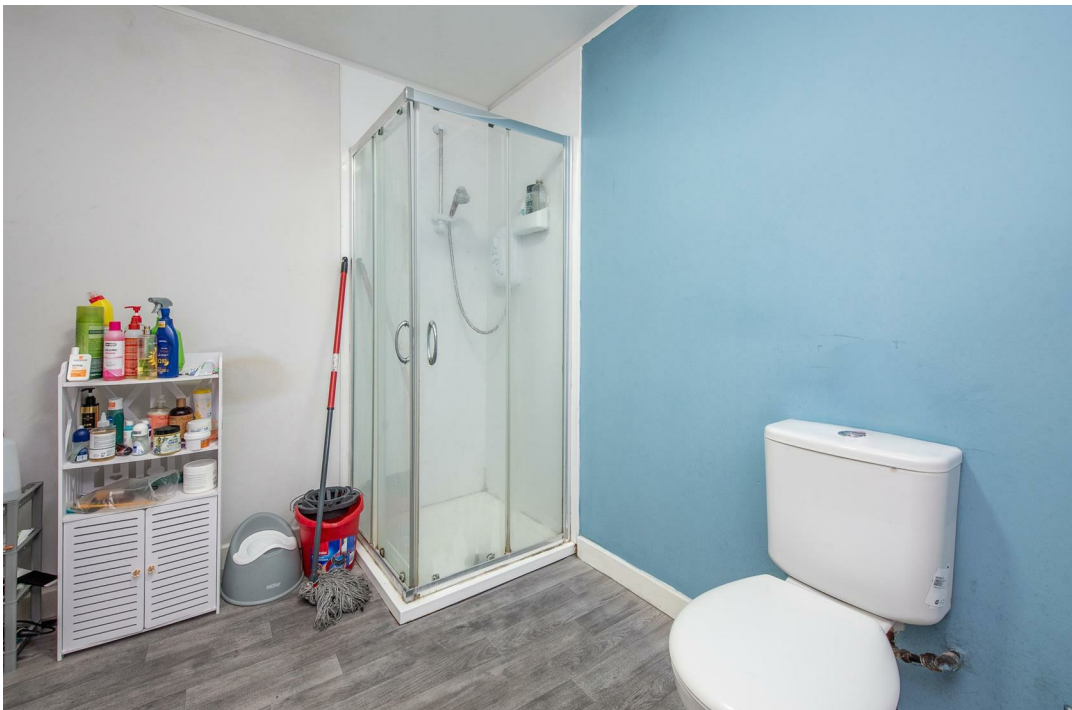
Stepping into the property from the entrance porch, you will find yourself in the main hallway, which provides access to all rooms. To the right, you will find the spacious open-plan lounge/kitchen. The lounge area features a large window overlooking the front aspect, while the fitted kitchen offers ample storage and worktop space, along with additional space for freestanding appliances.

Continuing through the hallway, you will find two well-proportioned double bedrooms, along with a spacious three-piece family shower room.

Externally, the property benefits from an allocated parking for residents to the rear.

Early viewing is highly recommended to fully appreciate the accommodation and convenient location this property has to offer.







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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

