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**St Cuthberts Road**  
Lostock Hall

- **Well Presented Family Home**
- **2 Double Bedrooms**
- **Great Location**
- **Fitted Kitchen**

**For Sale £164,950**  
EPC Rating 'C'



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## Property Description

Tailored for first-time buyers, this delightful home effortlessly checks all the boxes for comfortable family living, combining convenience, style, and a sense of sanctuary.

Situated on a tranquil residential street in Lostock Hall, and just a short drive from both Leyland and Preston town centres, this property also benefits from convenient transport links via the M6/61 Motorways.

As you step into the property, the welcoming hallway provides access to the stairs and all ground floor rooms. The generously sized lounge, adorned with a large front-facing window and a comforting fireplace. The kitchen, outfitted with white shaker-style cupboards, boasts ample worktop space, offering a perfect blend of style and functionality.

To the first floor, you'll discover two well-proportioned double bedrooms, and family bathroom. The bathroom features a bath with an over-the-bath shower, WC and wash hand basin, catering to the practical needs of the



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household.

Outside, the front driveway accommodates parking for two cars, enhancing convenience. The enclosed rear garden, characterized by its privacy, provides an ideal retreat.

#### LOCAL INFORMATION

LOSTOCK HALL is a suburban village within the South Ribble borough of Lancashire. It is located on the south side of the Ribble River, some 3 miles south of Preston and 2.5 miles north of Leyland. Within easy reach of local amenities, supermarkets, schools and all major motorway links.

#### HALLWAY

#### LIVING ROOM

13' 3" x 13' 3" (4.04m x 4.04m)

#### KITCHEN

6' 9" x 16' 5" (2.06m x 5m)

#### LANDING

#### BEDROOM ONE

10' 2" x 13' 4" (3.1m x 4.06m)

#### BEDROOM TWO

10' 0" x 6' 10" (3.05m x 2.08m)

#### BATHROOM

6' 10" x 9' 0" (2.08m x 2.74m)

#### OUTSIDE



We are informed this property is Council Tax Band B  
For further information please check the Government Website

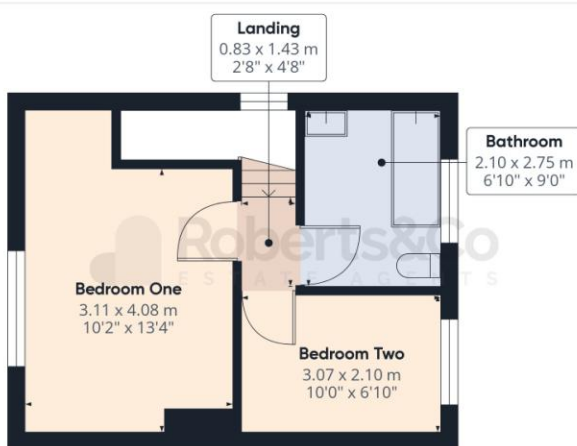
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor



Floor 1

**Approximate total area<sup>1</sup>**  
57.58 m<sup>2</sup>  
619.8 ft<sup>2</sup>

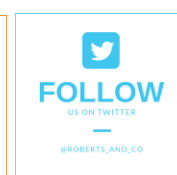
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>87 B</b>
69-80	<b>C</b>	<b>71 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only. And whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.