



**Blenheim Close  
Lostock Hall**

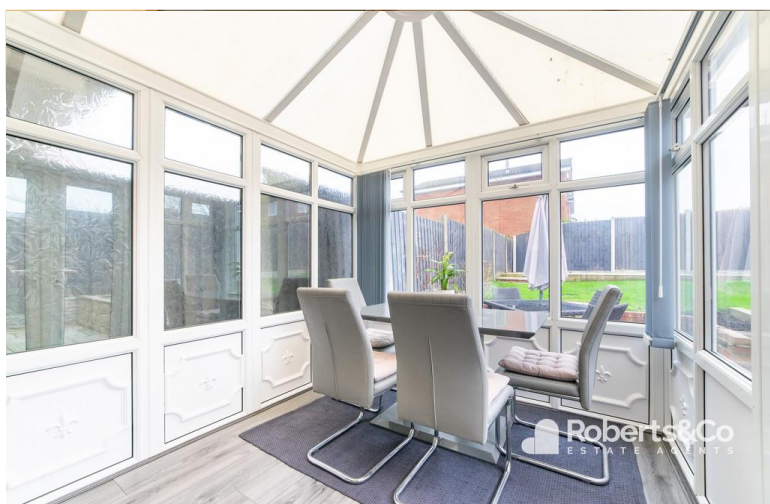
- **Link Detached House**
- **Two Bedrooms**
- **Conservatory**
- **Immaculate Throughout**

**For Sale £180,000 (Offers Over)**  
EPC Rating 'D'





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## Property Description

This link detached home features two double bedrooms and is situated in the popular area of Lostock Hall, ideal for first-time buyers and small families alike. Conveniently located near local amenities, the M6 motorway junction, and large supermarkets, it also offers easy access to road links to Preston City Centre and well-regarded schools.

To the front of the property a patterned concrete driveway with space for three vehicles and access to an integral garage.

Head straight in to the living room.

A modern fitted kitchen with a range of wall and base units,

Conservatory with patio doors leading to the rear garden.

A handy utility room and access into the garage.



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Upstairs, two generous size bedrooms and three piece family bathroom.

To the rear of the property an enclosed garden with raised lawn.

#### 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.



#### LIVING ROOM

13' 4" x 13' 2" (4.07m x 4.02m)

#### KITCHEN

9' 2" x 13' 1" (2.81m x 4.01m)

#### CONSERVATORY

9' 6" x 7' 9" (2.92m x 2.37m)

#### UTILITY ROOM

6' 3" x 8' 5" (1.92m x 2.57m)

#### LANDING

#### BEDROOM ONE

9' 4" x 13' 2" (2.86m x 4.03m)

#### BEDROOM TWO

11' 1" x 6' 8" (3.39m x 2.04m)

#### BATHROOM

5' 6" x 6' 3" (1.68m x 1.92m)

#### OUTSIDE

#### INTEGRAL GARAGE

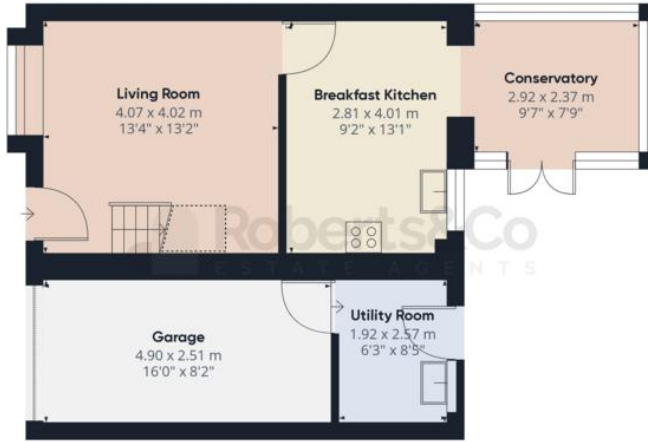
We are informed this property is Council Tax Band B For further information please check the Government Website

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 746100 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>  
77.86 m<sup>2</sup>  
838.05 ft<sup>2</sup>

Reduced headroom  
1.3 m<sup>2</sup>  
13.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

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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 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