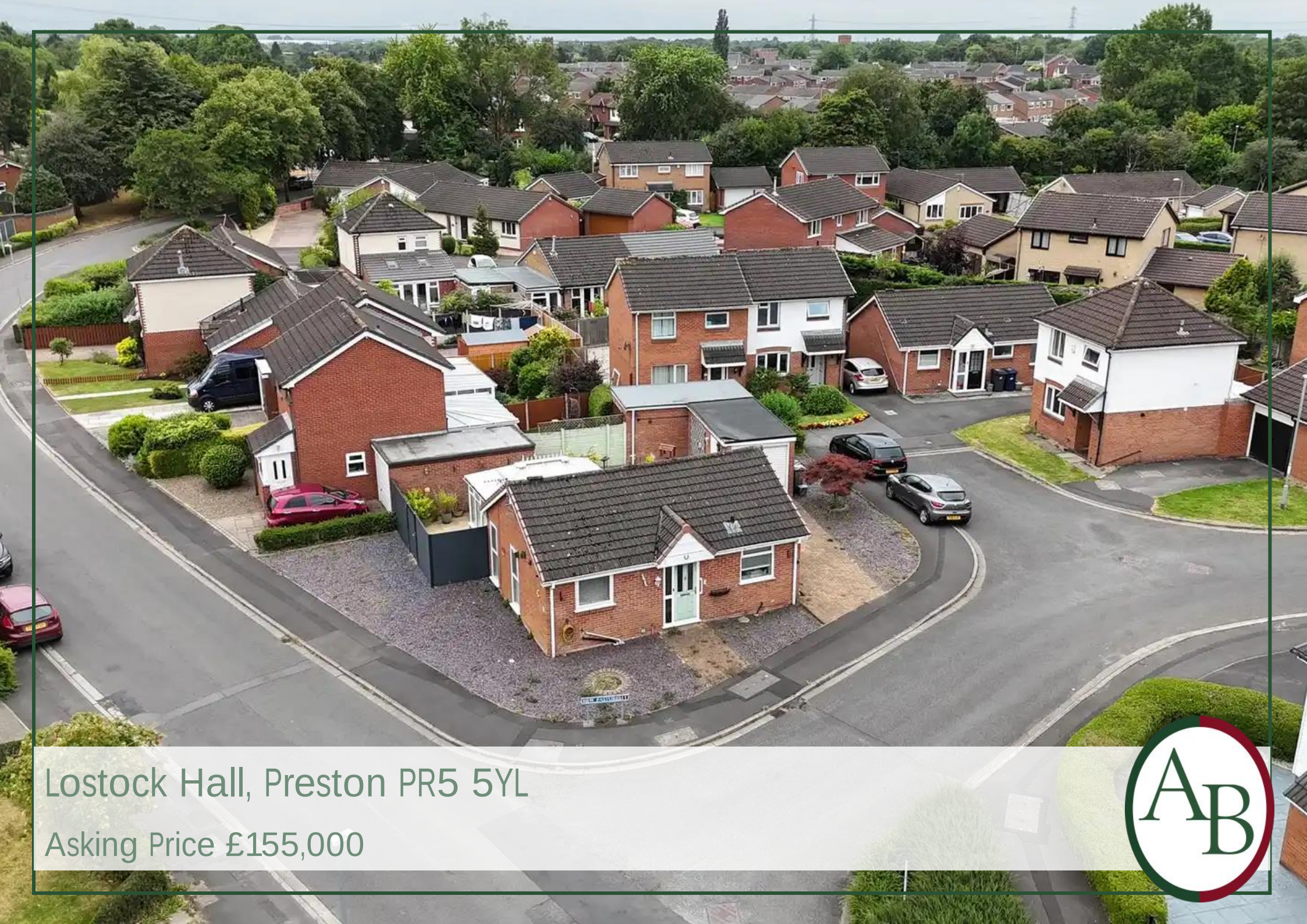




Lostock Hall, Preston PR5 5YL

Asking Price £155,000





Site Plan

18

1

2

9

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Lostock Hall, Preston

PR5 5YL

Asking Price £155,000



1 Bedroom



1 Bathroom

- Detached true bungalow in a sought after location
- Low maintenance garden and private rear patio - ideal for entertaining
- Off-road parking and a single garage for added space/practicality
- Spacious layout with an open plan living and dining area
- Close to schools, amenities and transport links



Situated in the well-connected village of Lostock Hall, this property offers an attractive detached bungalow, conveniently located close to a wide range of local amenities, reputable schools and excellent transport links.

The property offers off-road parking, a single garage and well-maintained front and rear gardens, creating an inviting first impression. Its single-storey layout provides comfortable and practical living, well suited to a variety of purchasers.

To the front, a paved driveway provides off-road parking for one vehicle and leads to the attached single garage, offering useful storage in addition to secure parking.

To the rear, the property benefits from an enclosed patio garden with attractive, well-maintained flower beds, all of which can be enjoyed from the conservatory. The outdoor space provides an ideal setting for entertaining guests or relaxing, whilst being low maintenance and easy to manage. Enclosed by timber fencing, the garden enjoys a good degree of privacy without compromising its open feel.



The accommodation is thoughtfully arranged around a bright and welcoming entrance hall, leading through to a spacious open-plan living and dining area. Adjoining this is a generous conservatory, where two sets of French doors provide an attractive outlook over the rear garden, filling the space with natural light and creating an airy, inviting atmosphere.

The kitchen is fitted with a range of floor-mounted units and incorporates an electric Bosch hob, oven, microwave and sink, offering a practical and well-designed space for everyday cooking. Finished in attractive burgundy tones, it adds warmth and character to the home.



The property also benefits from a well-appointed shower room, fitted with a corner shower, wall-mounted wash hand basin and WC. Completing the accommodation is a spacious double bedroom with built-in mirrored wardrobes and French doors opening directly onto the private rear garden, providing a pleasant connection between the indoor and outdoor living spaces.

Overall, the property offers comfortable, low maintenance accommodation, making it well suited to first-time buyers, those looking to downsize, or anyone seeking the convenience of single-storey living.

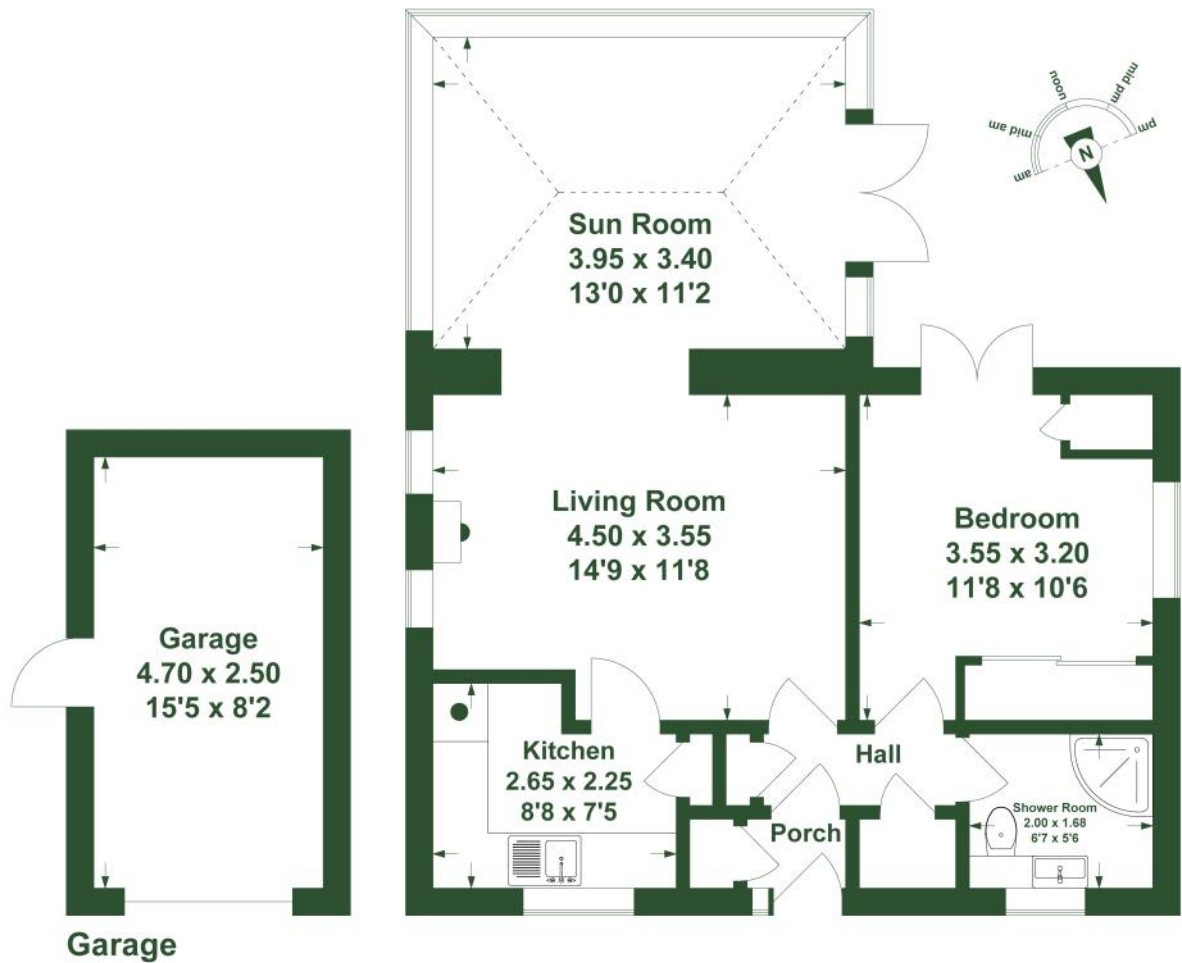
General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of a gas central heating system.	Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.
Parking allocated and number of spaces: Off-road parking for one vehicle and a single garage offering additional parking for one vehicle.	Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information
Construction Type: Brick under a tile roof	
Restrictive Covenants: N/A	Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.
Listed building: The property is not listed	Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.
Conservation Area / National Landscapes: The property is not in a protected landscape.	Local Authority: South Ribble Borough Council Council Tax: B
Easement, and Wayleaves or Rights of Way: The property does not comprise any easements, wayleaves or rights of way.	Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Rachel Webster. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.
Footpaths / Bridleways: The property is not affected by any footpaths or bridleways.	What3words Location: ///torn.riots.chemistry
Flooding: The property has not flooded within the last 5 years. According to the Environment Agency's website the property sits in flood zone 1.	Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.
Unimplemented Planning Consents: None	
Planning Consents affecting the property: None	
Accessibility adaption information: The property is a single-storey bungalow with wall mounted handrails in the shower room.	Mortgage Referrals: We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.
Coal field/mining area: The property is not in a coal mining area according to Local Authority and British Geological Survey.	
Communications: Broadband: Openreach and virgin media are available in the area Mobile signal available in your area: EE , O2, Three, Vodafone The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4rn.org.uk	Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers
	SUBJECT TO CONTRACT



Approximate Gross Internal Area : 59.78 sq m / 643 sq ft
Garage : 11.75 sq m / 126 sq ft
Total : 71.53 sq m / 769 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Floor Plan

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

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



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