BEN ROSE



Watkin Lane, Lostock Hall

£725 Per Month

Ben Rose Estate Agents are pleased to present to the letting market this well-finished first-floor apartment, situated within an end-terrace property in the popular area of Lostock Hall. Offering well-proportioned accommodation throughout, the property provides an excellent opportunity for a couple seeking a comfortable and conveniently positioned home, with the property being ready to move into. Lostock Hall offers a good range of everyday amenities, including shops, local eateries, schools and other useful facilities, whilst Preston, Leyland and Chorley are all within easy reach. For commuters, Lostock Hall railway station provides regular services towards Preston and east towards Blackburn, Burnley and Colne, whilst local bus services provide convenient connections towards Preston, Chorley and Leyland. The area also benefits from straightforward access to the wider motorway network, making this a well-connected location for those travelling throughout Lancashire and beyond.

Accessed via the entrance vestibule, stairs lead up to the first floor and into the main living accommodation. The layout has been thoughtfully arranged to provide a comfortable and practical home, with the accommodation being well finished throughout. The first-floor landing provides access to all of the rooms, with the modern kitchen positioned to one side and offering ample worktop space, a good range of cupboards and all the essential fittings, alongside space for additional appliances. The bright and airy lounge provides plenty of room for a comfortable seating arrangement and further furniture, creating an inviting space in which to relax and unwind.

Continuing from the lounge, the master bedroom is a particularly appealing room, offering a generous amount of space for bedroom furniture and benefiting from an original cast iron fireplace which adds character and charm. An alcove and useful storage area further enhance the room, providing excellent potential for wardrobes or additional storage. The second bedroom back from the landing offers versatility and could comfortably serve as a guest bedroom, dressing room, home office or nursery depending on the occupier's requirements. Completing the accommodation is a well-presented three-piece family bathroom, finished to a good standard and providing the essential facilities expected of a modern home.

Externally, the property benefits from a low bordering wall and a gravelled front yard, providing an attractive and low-maintenance approach to the home. The property is also ideally placed close to the amenities and transport connections available within Lostock Hall, adding further convenience to everyday living. Overall, this is a well-presented and ready-to-move-into lettings home offering comfortable accommodation, characterful features and a convenient location, making it an excellent choice for a couple looking to rent within easy reach of Preston and the surrounding towns.

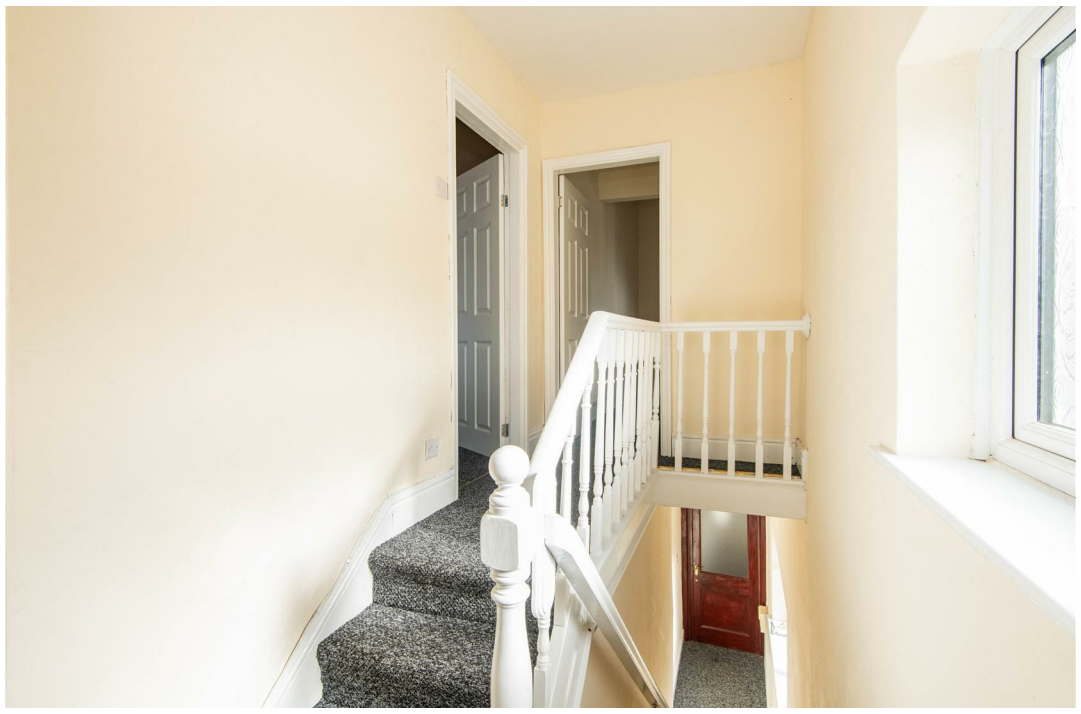





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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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.

T 01257 429706 | W WWW.BEN-ROSE.CO.UK | E LETTINGS@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB