

✓ EPC Required
Freehold

offer in
Region is

£165,000 - £170,000

£169,950

1% + Vat

No contact period

OIRO

Residential Sales Market Appraisal Form

Address	398, Leyland Road, Lostock Hall, Preston, PR5 5SA
Appointment Date	Saturday 6th December 2025
Appointment Time	10:00 am
Valuer	Michael Hall
Comments	<p>Father has recently passed away. Meeting both Alison and her Brother (Brother is an executor of the will).</p> <p>Semi detached house, 3 bedrooms, one reception, dining kitchen. Internally the house is dated and will need to be modernised. Kitchen is alright but the rest needs work.</p> <p>Externally there is a single garage plus driveway parking. Small front garden and decent sized rear garden.</p> <p>* Fixed 16th December * Probate Needed</p>

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Property Details

Sub-Dwelling		Name/Number	398
Street	Leyland Road	Locality	Lostock Hall
Town	Preston	Postcode	PR5 5SA
Type of Property	Semi-Detached House	Age	
Bedrooms	3	Receptions	1
Bathrooms	1	Tenure	
Garden		Parking	
Heating		Glazing	
Notes	<p>* Demo in Lounge by under stairs cupboard</p> <p>* Lead to garage rear, wooden soffits need replating.</p>		

* Kitchen done in last 10-15 yrs

Vendor Details

Name	Mr Mark Wood & Mrs Alison Wood		
Address	9, Blake Avenue Lostock Hall Preston Lancashire PR5 5LY		
Home Phone		Work Phone	
Mobile Phone	07948 799291	Other Phone	
Email	wood.oaklands@icloud.com		

Mr Stewart Bell
Executor

2nd Vendor Details

Name			
Address			
Home Phone		Work Phone	