



  
**Holdens**  
ESTATE AGENTS

**12 Ward Street, Lostock Hall**  
**£875 pcm**

  
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## 12 Ward Street

Lostock Hall, Preston

Council Tax band: A

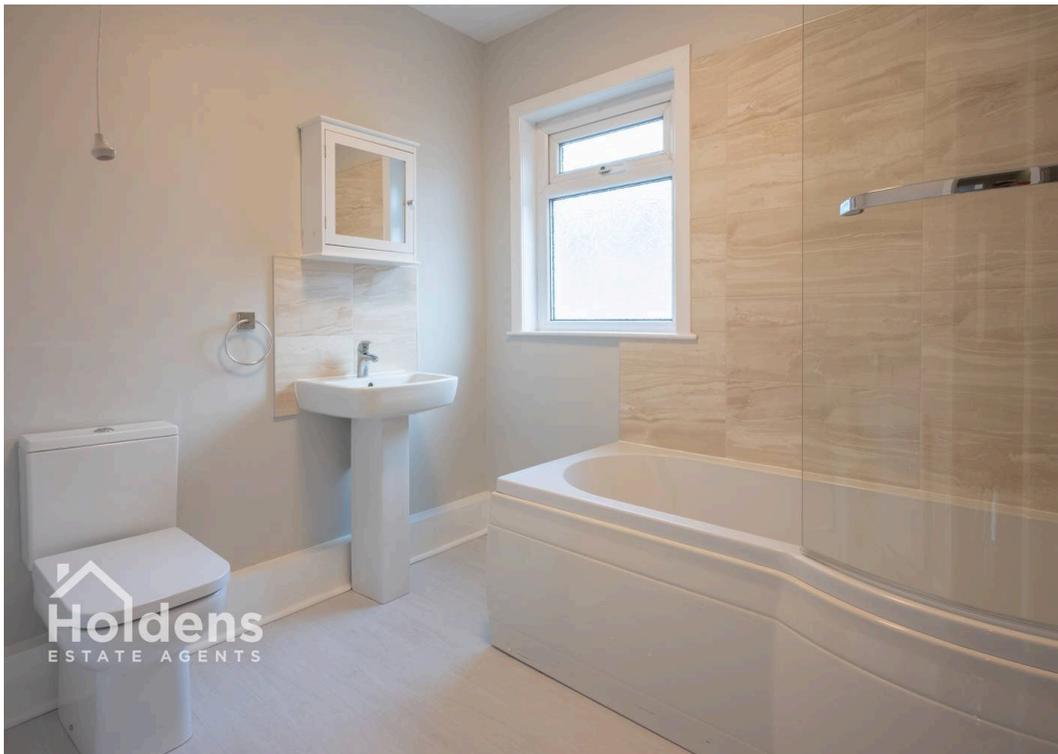
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

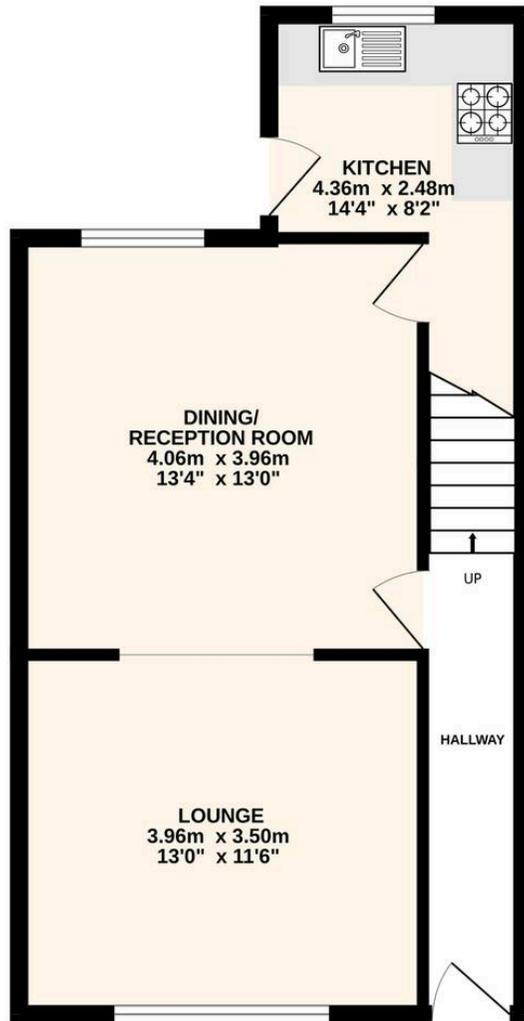
- Available Now
- Renovated Throughout
- Two Reception Rooms
- Three Bedrooms
- Modern Three Piece Bathroom
- Close To Local Amenities & Transport Links
- Early Viewings Highly Recommended



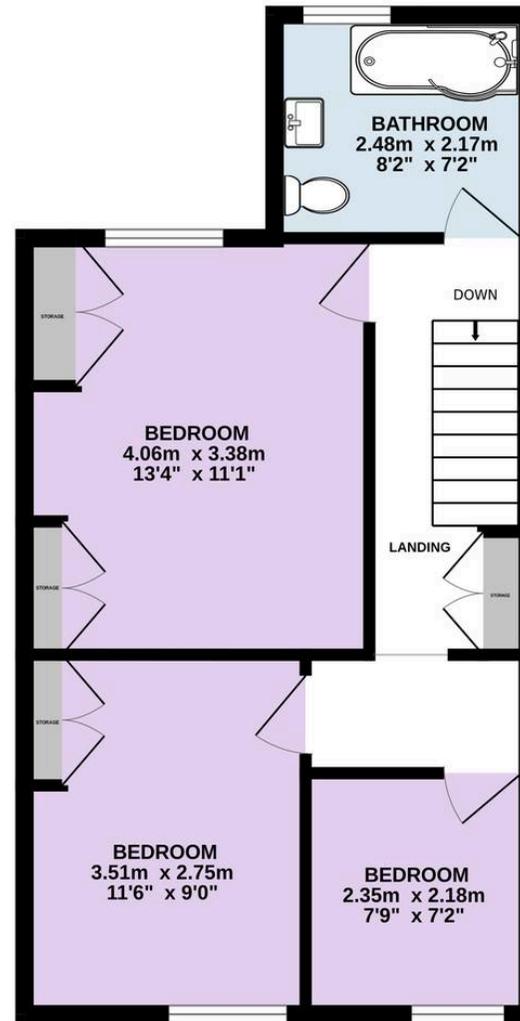




GROUND FLOOR  
42.7 sq.m. (460 sq.ft.) approx.



1ST FLOOR  
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 85.4 sq.m. (919 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Holdens Lostock Hall

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Disclaimer: All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems (e.g. electrics, plumbing, heating) haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. If the property is leasehold, buyers should carefully review the lease terms. All discussions with Holdens Estate Agents are subject to contract.