



  
**Holdens**  
ESTATE AGENTS

**10 Boegrave Avenue, Lostock Hall**

Offers Over **£175,000**

  
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## 10 Boegrave Avenue

Lostock Hall, Preston

Three bedroom semi detached house in a friendly village, modern kitchen, updated shower room, parking, low maintenance garden, no chain, freehold, near shops, schools, and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

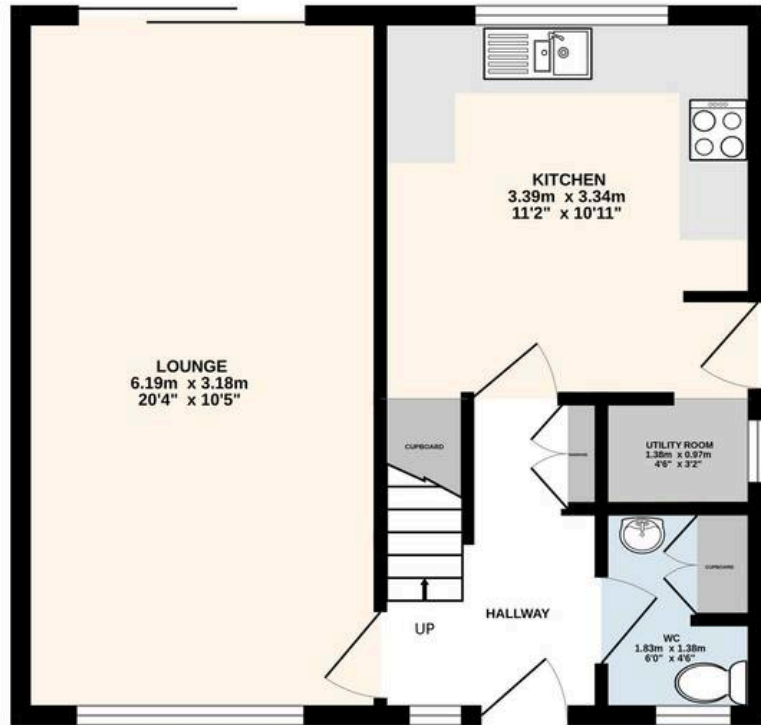
- Available With No Onward Chain
- Freehold
- Semi Detached
- Three Bedrooms
- Spacious Lounge
- Updated Kitchen & Showerroom
- Low Maintenance Rear Garden
- Parking For Multiple Vehicles
- Views Onto The Village Green
- Ideal For First Time Buyers



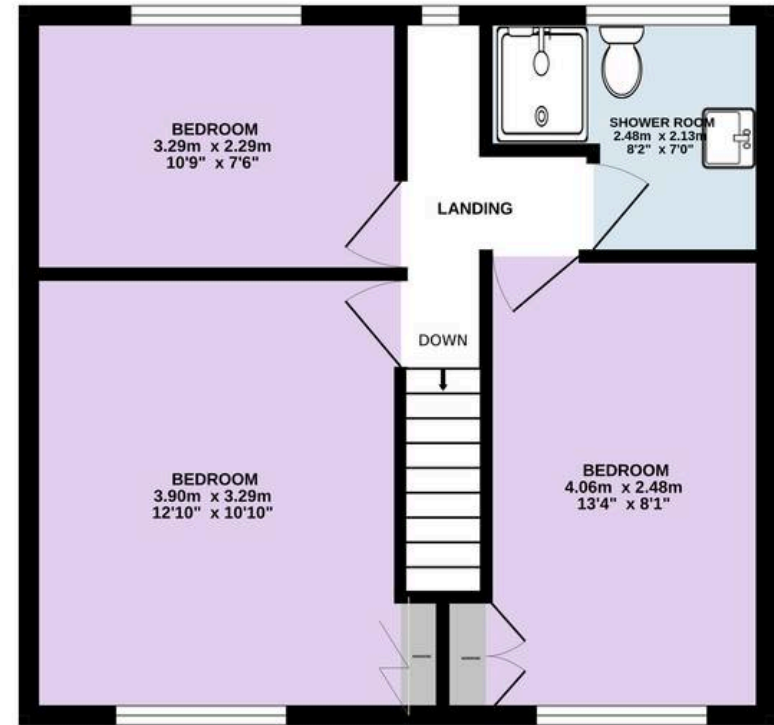




GROUND FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



1ST FLOOR  
40.4 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 80.6 sq.m. (868 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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