



  
**Holdens**  
ESTATE AGENTS

**53 Fir Trees Avenue, Lostock Hall**  
**£175,000**

  
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## 53 Fir Trees Avenue

Lostock Hall, Preston

Well-presented 2-bed semi-detached bungalow with 2 reception rooms, gardens, driveway, garage, and no chain. Convenient Lostock Hall location near amenities and transport links. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

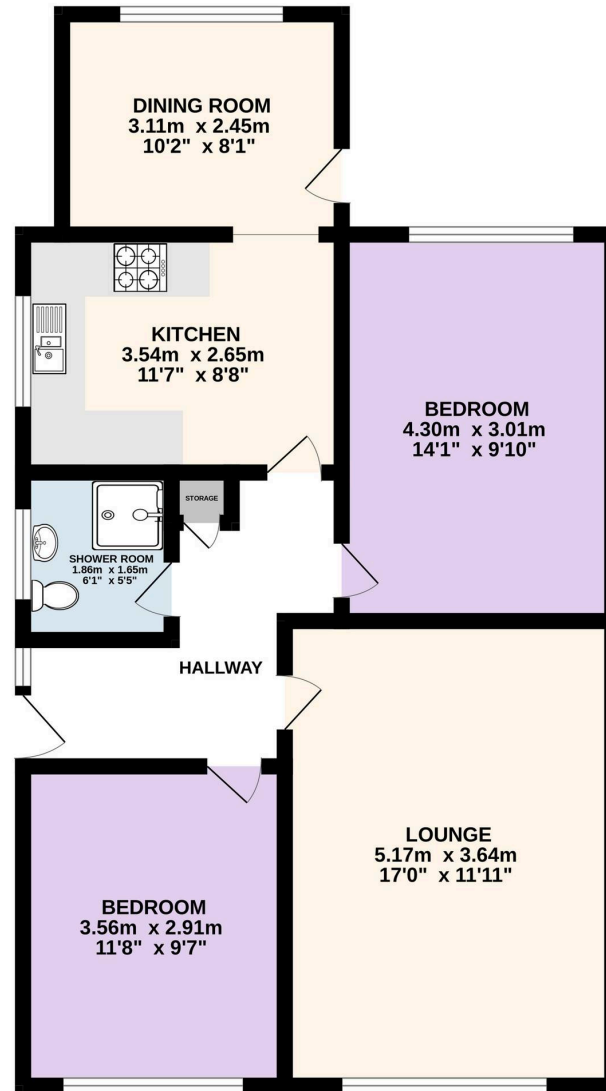
- Semi Detached True Bungalow
- Freehold
- Two Bedrooms
- Spacious Lounge
- Two Reception Rooms
- Shower Room
- Gardens To Front & Rear
- Driveway For Multiple Vehicles
- Detached Single Garage
- Close To Local Amenities







GROUND FLOOR  
69.7 sq.m. (751 sq.ft.) approx.



TOTAL FLOOR AREA : 69.7 sq.m. (751 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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