



Holdens

**21 Southlands Avenue, Lostock Hall**

Offers in Region of **£349,950**

**Holdens**  
ESTATE AGENTS



## 21 Southlands Avenue

Lostock Hall, Preston

Modern four-bedroom detached home with open-plan living, underfloor heating, luxury kitchen, ensuite, garage, and high-end finishes. Located in a sought-after area near schools and amenities.

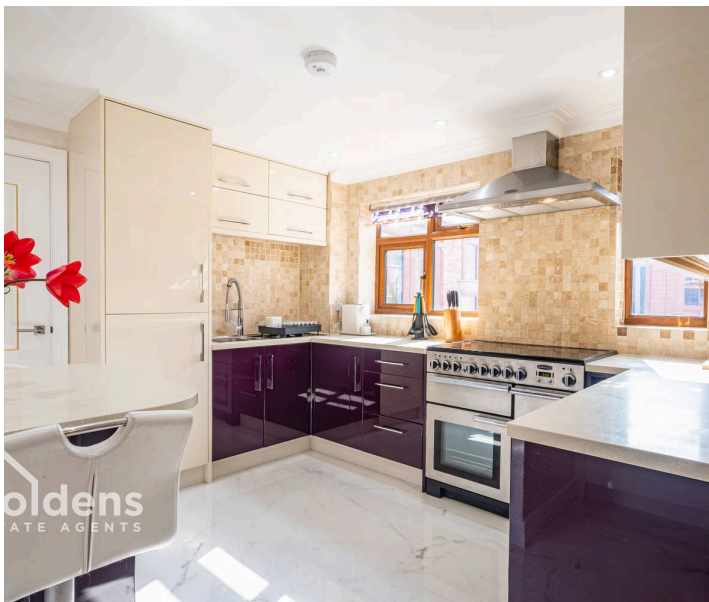
Council Tax band: D

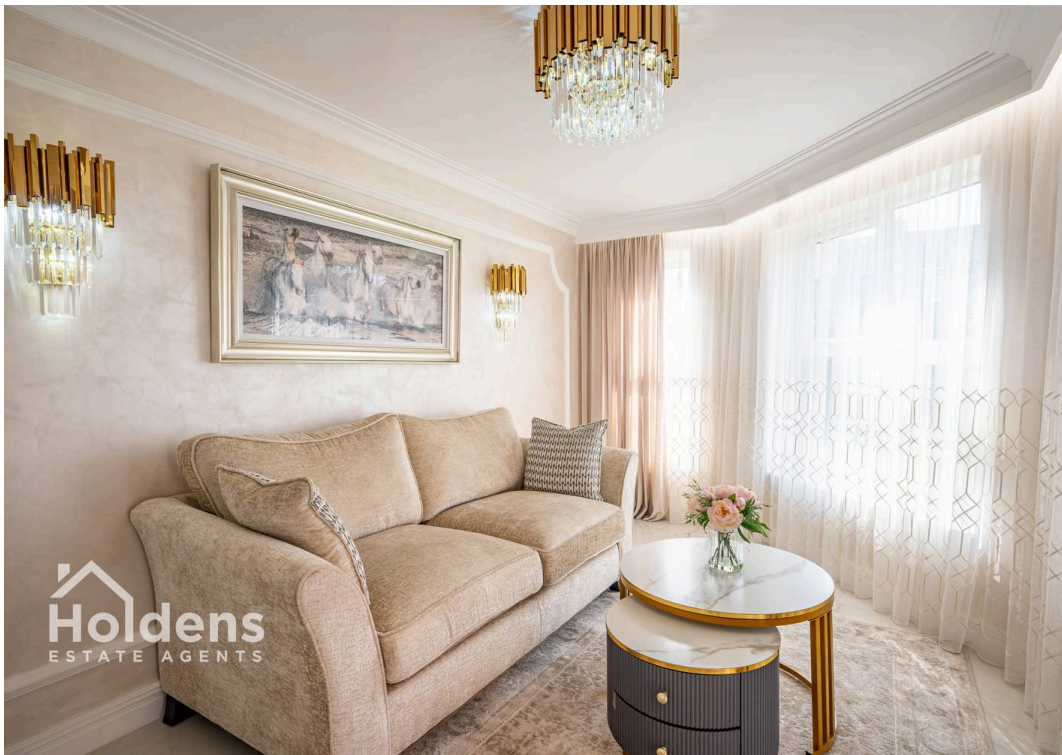
Tenure: Freehold

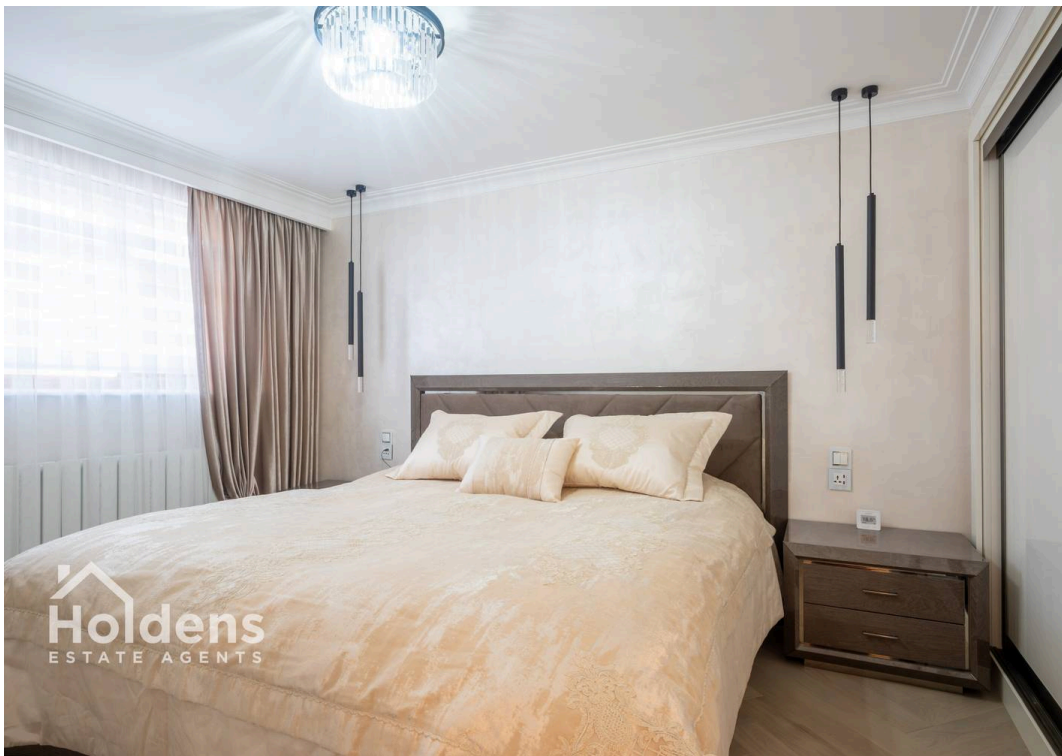
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

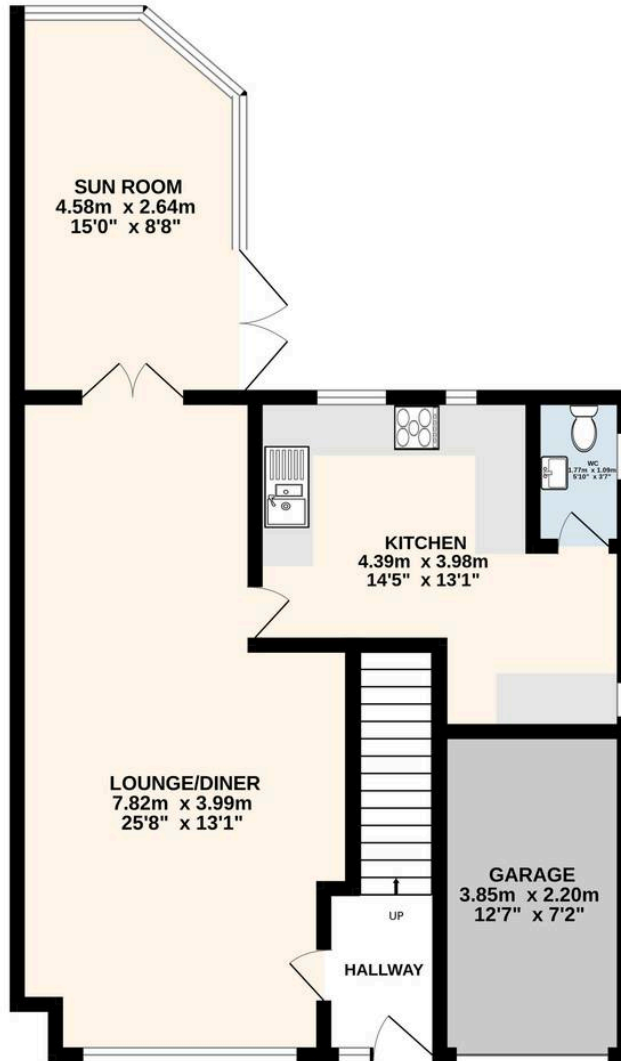
- Four-bedroom detached residence
- Beautifully modernised throughout
- Spacious open-plan lounge and dining area, with bespoke media wall feature
- Underfloor heating
- Contemporary fitted kitchen with integrated appliances
- En-suite to master bedroom
- Downstairs WC
- Integral garage with electric door
- Popular residential location
- Close to local amenities, schools, and transport links



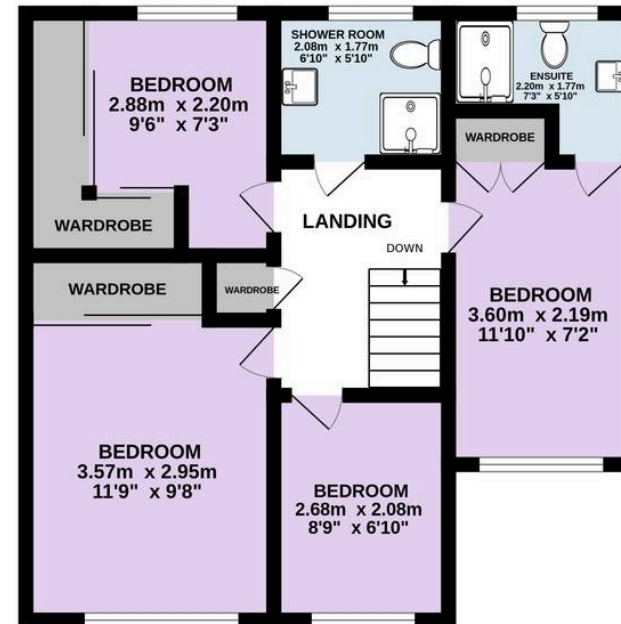




GROUND FLOOR  
67.8 sq.m. (729 sq.ft.) approx.



1ST FLOOR  
48.1 sq.m. (518 sq.ft.) approx.



TOTAL FLOOR AREA : 115.9 sq.m. (1247 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

Holdens Estate Agents, 6 Watkin Lane - PR5 5RD

01772 698888

lostockhall@holdens.co.uk

[www.holdens.co.uk/](http://www.holdens.co.uk/)

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