




Holdens
ESTATE AGENTS

56 St. Cuthberts Road, Lostock Hall

Offers in Region of **£159,950**


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56 St. Cuthberts Road

Lostock Hall, Preston

Spacious two-bed semi in Lostock Hall with large driveway, generous garden, two receptions, utility, and excellent transport links. Ideal for first-time buyers, families, or investors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

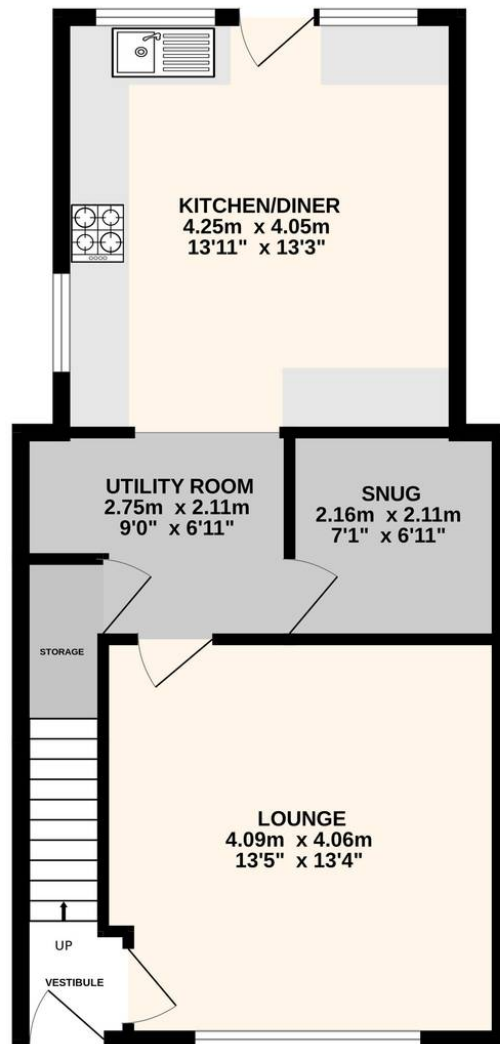
- Two Bedroom Semi-Detached Home In A Popular Location
- Bright And Spacious Main Lounge With Character & Charm
- Large Fitted Kitchen With Ample Storage And Dining Space
- Additional Reception Room Ideal As A Home Office Or Playroom
- Two Generous Double Bedrooms, Both With Pleasant Views
- Three-Piece Family Bathroom Suite
- Large Flagged Driveway Providing Ample Off-Road Parking
- Generous Enclosed Rear Garden With Excellent Outdoor Space



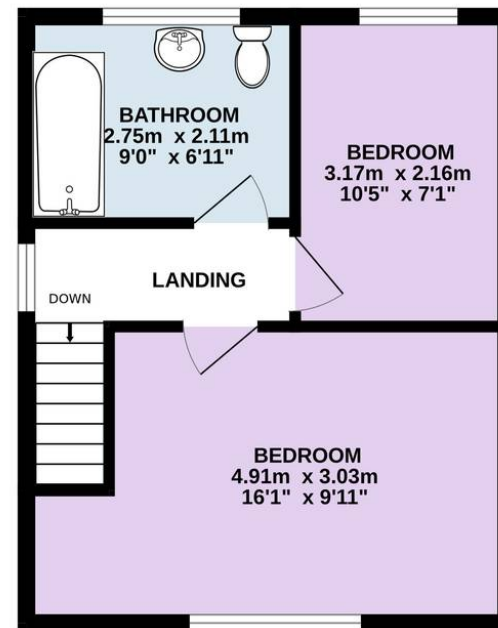




GROUND FLOOR
47.6 sq.m. (513 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (328 sq.ft.) approx.





Holdens Lostock Hall

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