



78 St. Gerrards Road, Lostock Hall

Offers in Region of **£160,000**

Holdens
ESTATE AGENTS



78 St. Gerrards Road

Lostock Hall, Preston

Beautifully presented two-bedroom mid-terrace with attic room, modern kitchen diner, utility, garage, and stylish finishes. Great Lostock Hall location near shops, schools, and transport. Council Tax band: A

Tenure: Freehold

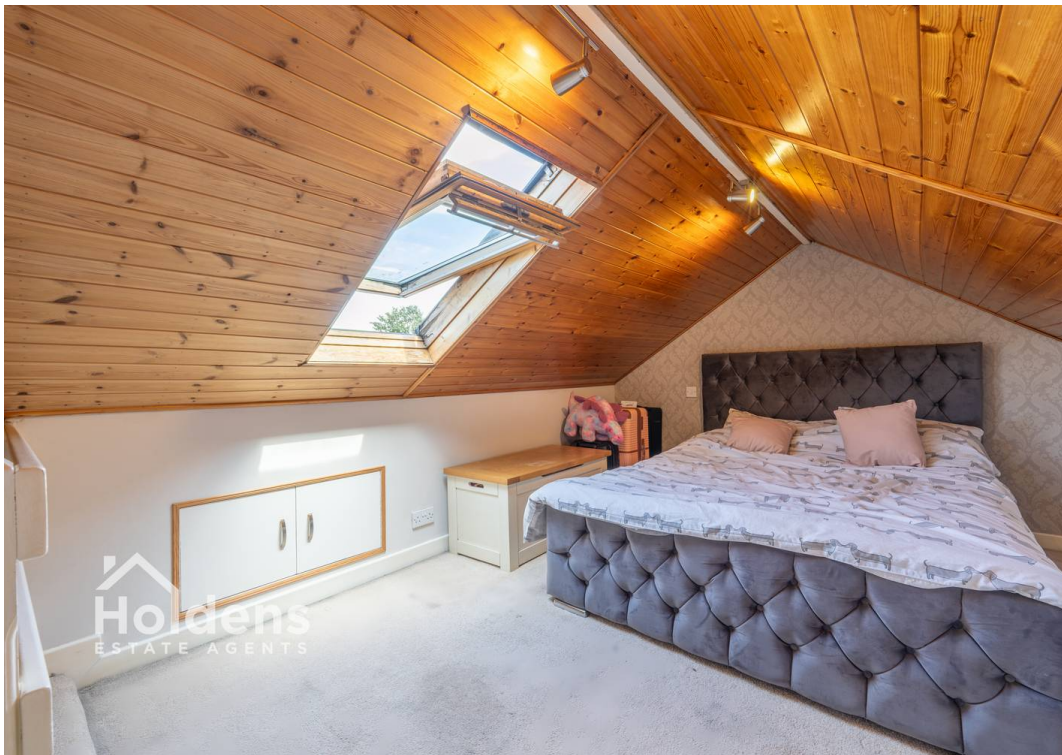
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

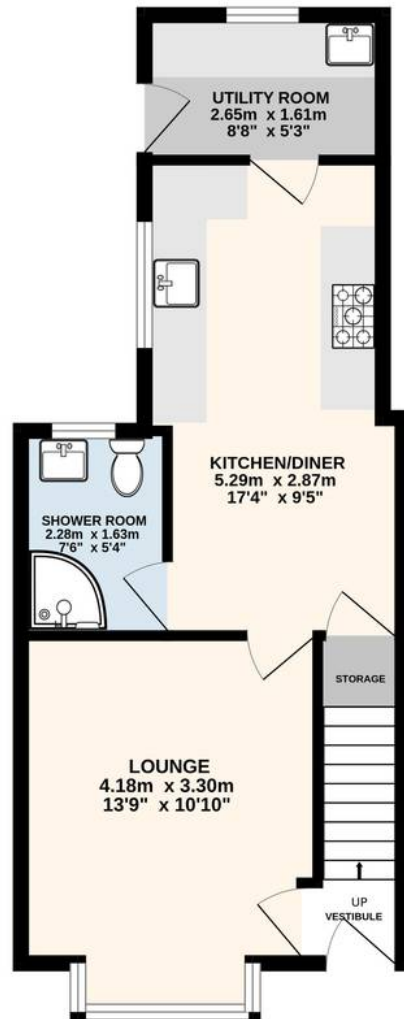
- Extended Mid Terraced Property
- Ideal For First Time Buyers
- Beautifully Presented Throughout
- Two Reception Rooms
- Spacious Kitchen Diner With Separate Utility Room
- Downstairs Shower Room
- Two Double Bedrooms & Additional Attic Room
- Detached Garage To Rear
- Established Residential Location In Lostock Hall
- Convenient Access To Local Shops & Amenities



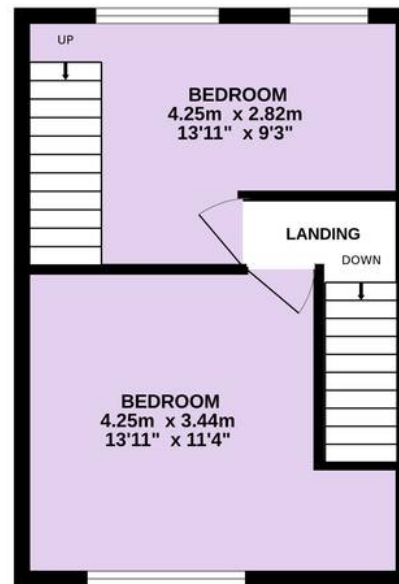




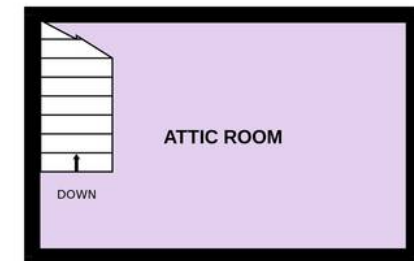
GROUND FLOOR
38.5 sq.m. (414 sq.ft.) approx.



1ST FLOOR
26.6 sq.m. (286 sq.ft.) approx.



2ND FLOOR
11.4 sq.m. (123 sq.ft.) approx.



TOTAL FLOOR AREA : 76.4 sq.m. (823 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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