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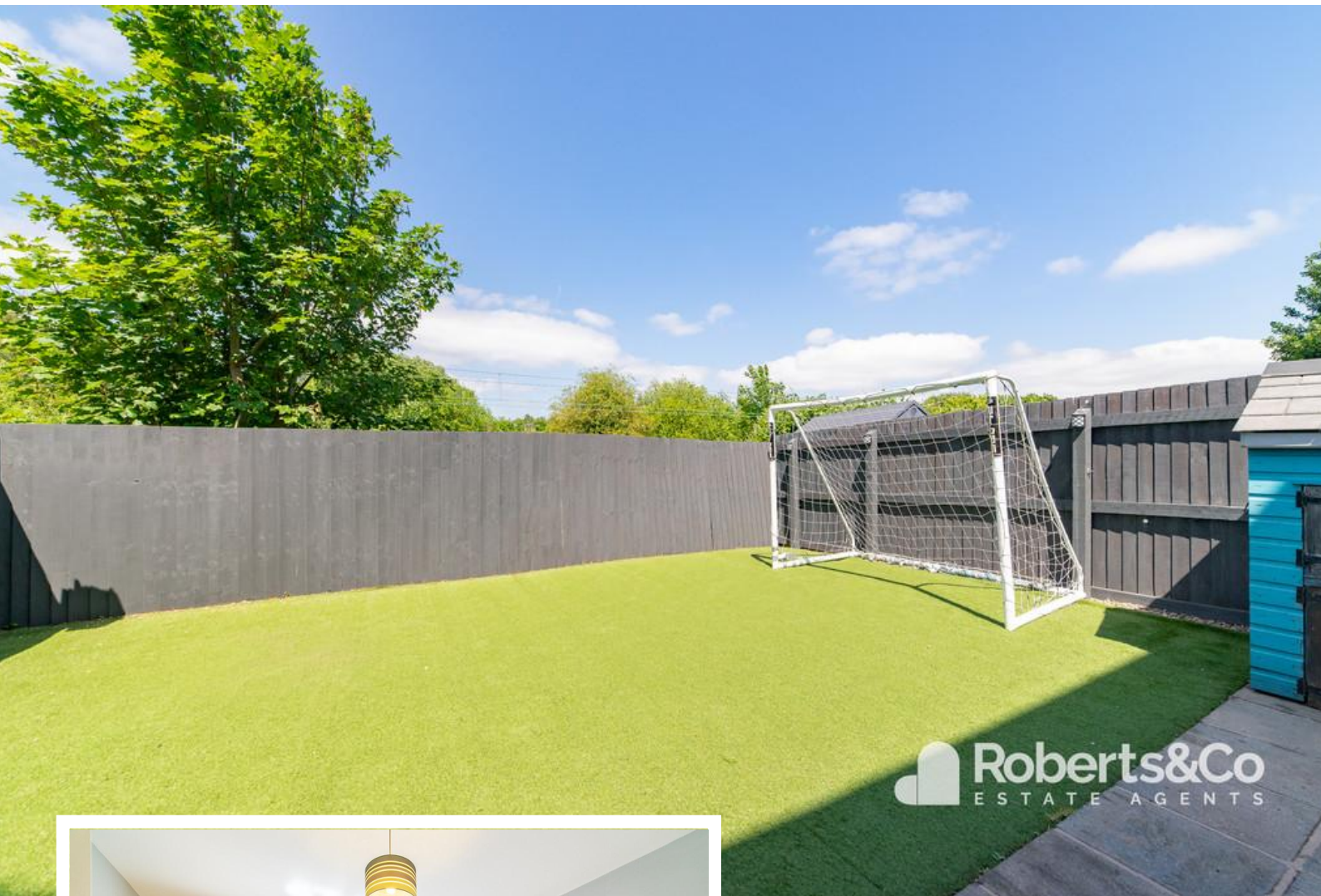
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**Alpine Close
Lostock Hall**

- **Modern Living Over Three Floors**
- **3 Reception Rooms**
- **Modern Fitted Kitchen Diner**
- **4 Bedrooms**

For Sale £230,000 (Offers Over)
EPC Rating 'C'





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Property Description

PROPERTY DESCRIPTION

Boasting modern living over three floors, and just a stone's throw from the centre of Lostock Hall. In a well-kept, desirable neighbourhood and quiet, cul de sac location which is ideal for children of any age.

Park a couple of cars with ease on the driveway.

A long hallway allows for space to drop off coats and bags. To the front a reception room currently set up as a home office but would make an ideal dining room or play room.

A handy downstairs WC sits just off the hallway.

At the rear of the home is the open-plan kitchen diner, opening through to the orangery. With lots of windows overlooking the rear garden, drawing in the sunlight.

The modern kitchen has everything you need, and space for a dining table allows all the family to gather together.



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Throw open the double doors of the orangery and dine al-fresco on the patio while kids and dogs run free on the lawn.

The first floor is home to a bright and airy bedroom with an ensuite shower. A spacious living room with Juliet balcony, with views all the way down the street.

On the top floor you'll find three bedrooms, and family bathroom. Light floods in from both sides, with the front windows overlooking the street and the rear windows offering views of the garden.

Outside the garden is safe and enclosed and catches every drop of sunshine. Just add a hammock on the lawn and drink in the Vitamin D.



LOCAL INFORMATION

LOSTOCK HALL is a suburban village within the South Ribble borough of Lancashire. It is located on the south side of the Ribble River, some 3 miles south of Preston and 2.5 miles north of Leyland. Within easy reach of local amenities, supermarkets, schools and all major motorway links.

ENTRANCE HALL

* Composite front door * Wood effect laminate flooring * 2 Ceiling lights * Central heating radiator * Stairs to first floor * Understairs cupboard *



RECEPTION ROOM

11' 7" x 10' 5" (3.53m x 3.18m) * UPVC double glazed window * Ceiling light * Wood effect laminate flooring * Central heating radiator * Double doors on entry into the room *

DOWNSTAIRS WC

* UPVC double glazed window to side * Vinyl flooring * WC * Wash hand basin vanity unit * Central heating radiator * Ceiling light *

KITCHEN DINER

9' 10" x 14' 6" (3m x 4.42m) * UPVC double glazed window to rear * Tiled flooring * Central heating radiator * Range of wall and base units with contrasting worktops * Stainless steel single sink with drainer * Integrated fridge and freezer * Integrated dishwasher * Four ring gas hob * Integrated double oven/grill combi * Extractor hood * Space and plumbing for washing machine * Baxi combi boiler * Ceiling spot lights * UPVC double glazed French doors into orangery *





ORANGERY

8' 10" x 11' 7" (2.69m x 3.53m) * UPVC double glazed windows to rear & side * UPVC double glazed French doors into garden * Tiled flooring * Central heating radiator *

Ceiling spot lights * Glass roof *

FIRST FLOOR LANDING

* Central heating radiator * Stairs leading up to second floor * Ceiling light *

LIVING ROOM

11' 7" x 14' 5" (3.53m x 4.39m) * UPVC double glazed French doors with Juliet balcony & window to the front * Central heating radiator * Carpet flooring * 2 Ceiling lights *



BEDROOM ONE

9' 11" x 14' 6" (3.02m x 4.42m) * 2 UPVC double glazed windows * Carpet flooring * Central heating radiator * Ceiling light * Ensuite *

ENSUITE

* UPVC double glazed window to side * Vinyl flooring * WC * Enclosed shower cubicle * Heated towel radiator * Wash hand basin vanity unit * Ceiling spot lights *

SECOND FLOOR LANDING

* Carpet flooring * Ceiling light * Storage cupboard with shelving * Loft access- partially boarded *



BEDROOM TWO

11' 10" x 7' 9" (3.61m x 2.36m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *

BEDROOM THREE

15' 3" x 6' 5" (4.65m x 1.96m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *

BEDROOM FOUR

10' 2" x 7' 6" (3.1m x 2.29m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *



BATHROOM

9' 7" x 6' 9" (2.92m x 2.06m) * UPVC double glazed window to rear * WC * Pedestal sink * Tiled splash back * Vinyl flooring * Central heating radiator * Bath with shower over * Ceiling light * Extractor fan *



OUTSIDE

* Stone area to front * Driveway to side providing off road parking * Enclosed rear garden mainly artificial lawn * Flagged patio to side with storage shed * Outlook to rear is woodland *

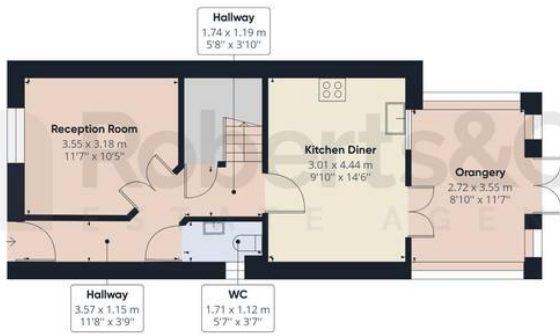
We are informed this property is Council Tax Band C
For further information please check the Government Website

We are informed this is a leasehold property this will require legal verification.

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

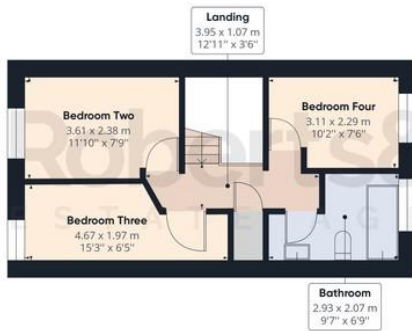




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
118.85 m²
1279.26 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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