



Roberts&Co
ESTATE AGENTS



Marina Grove
Lostock Hall

- **Well Maintained 3 Bedroom Home**
- **Ideal First Time Buy**
- **Reay to Move Into**
- **Dual Aspect Living Room**

For Sale £174,950
EPC Rating 'TBC'





Property Description

Marina Grove is a highly sought-after residential street in Lostock Hall, conveniently situated just off Leyland Road. It's an ideal location for families to thrive, with children playing on the green and numerous local establishments providing entertainment and services.

Marina Grove is strategically located within the catchment areas of several reputable schools and offers easy access to Preston City Centre, making it perfect for family living. Nestled on a quiet street with minimal traffic, the home boasts a driveway with ample off-road parking and a detached garage.

Inside, the property is meticulously maintained by the current owner, ensuring that it's move-in ready. Upon entering, you'll find a spacious and bright living room with windows at both ends, allowing plenty of natural light to flood in. There is ample space for a couple of sofas and a dining table, creating a welcoming atmosphere for family gatherings.

The modern kitchen is equipped with space for a





freestanding fridge freezer, integrated electric ovens, an induction hob, and an extractor fan, along with plumbing for a washing machine.

Upstairs, the first floor features three bedrooms, a family bathroom, and a generously sized landing area with built-in storage to keep your belongings organized.

The garden is the perfect size-easy to maintain yet large enough to enjoy outdoor activities.

Combining a popular location, a quiet and safe environment, and a strong sense of community, Marina Grove stands out as an excellent family home.



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.

HALLWAY

LIVING ROOM

19' x 9' 10" (5.79m x 3m)

KITCHEN

12' x 7' 10" (3.66m x 2.39m)

LANDING

BEDROOM ONE

10' x 10' 8" (3.05m x 3.25m)

BEDROOM TWO

9' x 10' 8" (2.74m x 3.25m)

BEDROOM THREE

6' x 7' 4" (1.83m x 2.24m)

BATHROOM

5' x 7' 1" (1.52m x 2.16m)

OUTSIDE

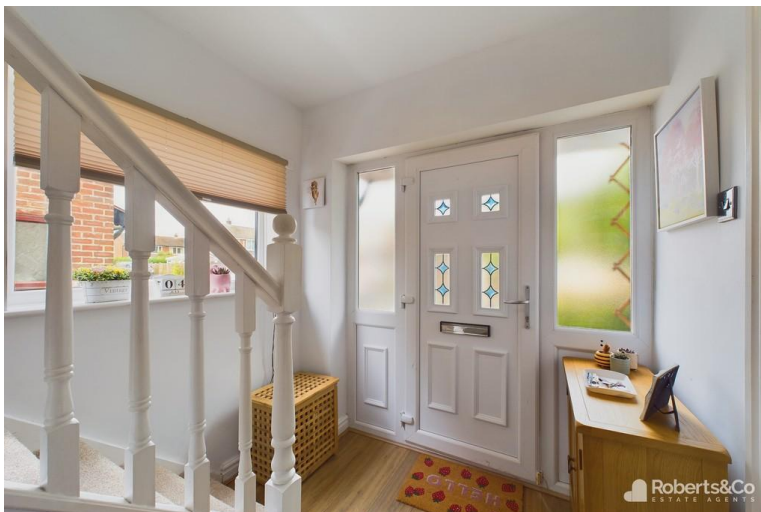
GARAGE

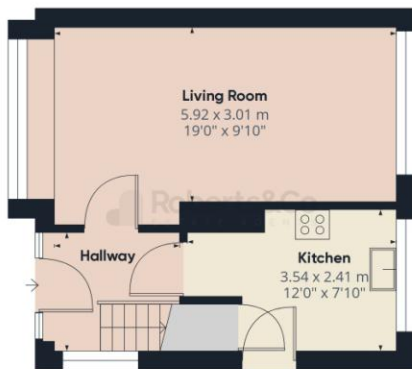
17' x 8' 2" (5.18m x 2.49m)

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

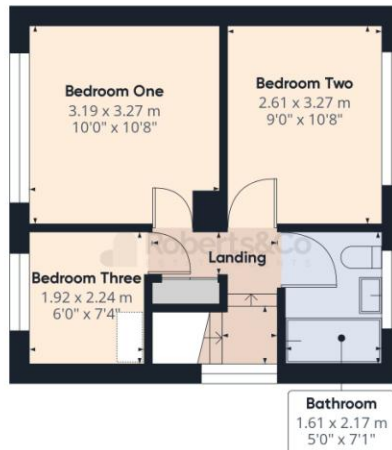
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[®]
78.05 m²
840.12 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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