



## 79 Marina Grove, Lostock Hall, PR5 5SQ

Offers In Excess Of £160,000

Nestled in the corner of a quiet cul-de-sac and within walking distance of Our Lady & St Gerard's RC Primary school this is ideal first family home. Located in a very popular area of Lostock Hall. This three bedroom, two bathroom, semi-detached home is ready to move in whether you be a first time buyer or looking to downsize.

Internally this property offers a bright entrance hallway, dual aspect lounge diner, fitted kitchen and adjoining utility room and downstairs WC. To the first floor are 3 bedrooms and family bathroom. Externally there are low maintenance gardens to both the front and rear plus a small garage for storage.

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.





## External

### Entrance Hall

7'5" x 7'1" (2.27 x 2.17)

Welcoming bright hall with solid wood flooring and UPVC double glazed front door and window

### Lounge/Diner

19'5" x 10'9" (5.94 x 3.30)

A bright dual aspect room flooded with light from double glazed UPVC bay window to the front. Solid wood flooring and focal fireplace.

### Kitchen

11'7" x 7'1" (3.55 x 2.17)

A range of wall and base units with complementary work surfaces, integrated electric oven, gas hob extractor and added under stairs storage. Wood effect laminate flooring throughout.

### Utility Room

8'6" x 5'10" (2.60 x 1.80)

Tiled flooring, plumbing for washing machine, fitted base units and complementary work surface with space for tumble dryer.

### Garden

A low maintenance private rear garden which is mainly paved with raised flower beds and access to the garage.

### Bathroom

6'7" x 5'4" (2.02 x 1.64)

Fully tiled walls and flooring, heated towel rail, white bathroom suite with P-shaped bath with over head shower, WC and hand wash basin.

### Master Bedroom

10'9" x 10'5" (3.30 x 3.20)

### Bedroom 2

11'4" x 8'7" (3.46 x 2.62)

### Bedroom 3

7'2" x 6'3" (2.19 x 1.91)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings, etc. may differ from those shown and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown here are not tested and no guarantee can be given as to their operability or efficiency for any given time.



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