BerkeleyShaw REAL ESTATE



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

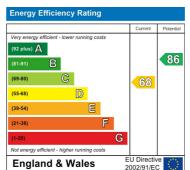
10'9" x 10'5" (3.30 x 3.20)

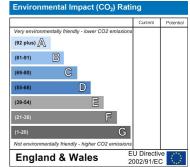
Bedroom 2

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

Bedroom 3

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





ROUND FLOOR

ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorgian contained here, measurements eld doors, windows, rooms and any other items are apprecimate and no responsibility in taken for any ensur, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This service, systems and appliances shown have not been reserted and no quarantee.









