

curtis law

ESTATE AGENTS



Morland Avenue, Preston

Nestled on Morland Avenue in the charming area of Lostock Hall, Preston, this delightful three-bedroom detached family home presents an excellent opportunity for those seeking to upsize. With a spacious layout, the property boasts a generous reception room that provides a warm and inviting space for family gatherings and entertaining guests.

The heart of the home is undoubtedly the large kitchen/diner, which offers ample room for culinary creativity and family meals. This area is perfect for creating lasting memories with loved ones, whether it be casual breakfasts or festive dinners. The property features two well-appointed bathrooms, ensuring convenience for the entire family. Externally, the property has been maintained to a high standard, having undergone recent works, the UPVC fascia boards and soffits have been replaced entirely.

Situated close to the picturesque Lostock Hall Recreation Ground, residents can enjoy the benefits of nearby green spaces, ideal for leisurely strolls, picnics, or outdoor activities with children. The location is not only peaceful but also well-connected, making it easy to access local amenities and transport links.

This home is perfect for a growing family looking for space, comfort, and a welcoming community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new family home.

- Magnificent Detached Home
- Private Cul-De-Sac
- Council Tax Band: D
- Large Kitchen-Diner
- Driveway For Multiple Vehicles
- Two Large Reception Rooms
- Tenure: Freehold
- Three Bedrooms With En-Suite To Master
- Ideal Family Home

Offers over £264,950

Ground Floor

Downstairs WC

3'11" x 6'11" (1.20 x 2.12)

UPVC double glazed frosted window, ceiling light fitting, full pedestal wash basin with traditional taps, a close coupled WC, central heating radiator, Karndean flooring.

Hallway

8'0" x 11'7" (2.46 x 3.55)

Composite entrance door, ceiling light fitting, stairs to first floor, doors to living room, kitchen/diner and downstairs WC, central heating radiator, laminate flooring.

Living Room

14'7" x 12'0" (4.47 x 3.67)

UPVC double glazed window, ceiling light fitting with matching wall lights, central heating radiator, feature fireplace with hearth and surround, television point, double doors to dining room, carpeted flooring.

Dining Room

7'11" x 10'8" (2.43 x 3.26)

Ceiling light fitting, central heating radiator, space for dining set, UPVC double glazed sliding patio doors, door to kitchen, carpeted flooring.

Kitchen/Diner

14'8" x 10'7" (4.49 x 3.24)

Two UPVC double glazed window, composite double glazed rear door, a range of wall and base units with contrasting worktops, part-tiled splashbacks, inset Farmhouse sink and drainer with mixer tap, space for oven and gas hob with extractor hood, integrated appliances including washing machine, dryer and dishwasher, breakfast bar with space for stools, two ceiling light fittings, door to under stairs storage, tiled flooring.

Under Stairs Storage

4'11" x 2'9" (1.51 x 0.84)

Spacious storage area with tiled flooring.

First Floor

Landing

11'7" x 4'8" (3.55 x 1.43)

UPVC double glazed window, ceiling light fitting, doors to three bedrooms, bathroom and storage cupboard, carpeted flooring.



Master Bedroom

16'7" x 11'3" (5.06 x 3.45)

UPVC double glazed windows x2, ceiling light fitting, central heating radiator, door to en-suite, carpeted flooring.

En-Suite

6'4" x 6'5" (1.95 x 1.97)

UPVC double glazed frosted window, a three piece shower room comprising of; a close coupled dual flush WC, full pedestal wash basin with traditional taps, fully enclosed shower cubicle, central heating radiator, part-tiled elevations, ceiling light fitting, vinyl flooring.

Bedroom Two

11'2" x 11'7" (3.41 x 3.54)

UPVC double glazed window, ceiling light fitting, central heating radiator, television point, carpeted flooring.

Bedroom Three

8'10" x 8'5" (2.70 x 2.59)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpeted flooring.

Bathroom

4'11" x 8'5" (1.52 x 2.59)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a close coupled dual flush WC, full pedestal wash basin, panel bath with electric feed shower, ceiling light fittings, heated towel rail, vinyl flooring.

External

Front

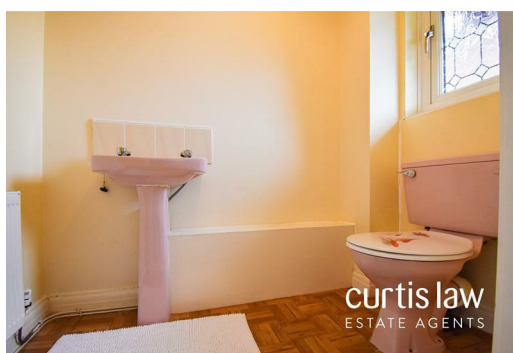
Driveway for multiple vehicles, laid-to-lawn garden with mature shrubs and trees, access to garage.

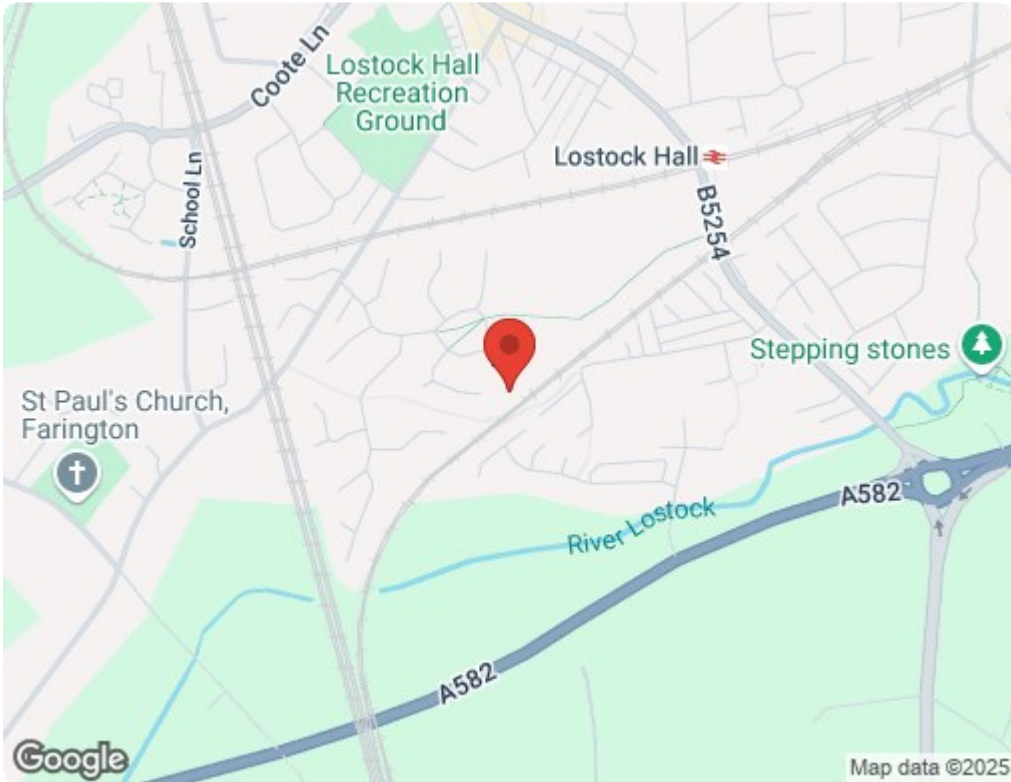
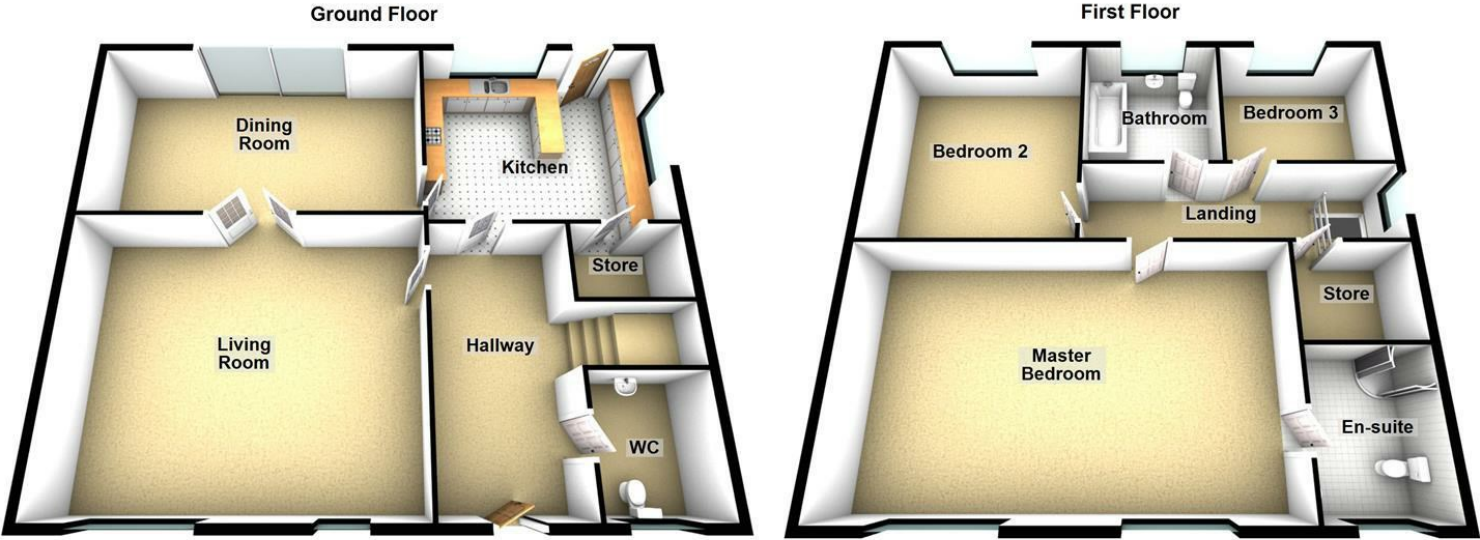
Rear

Generously sized garden, patio area that has a built-in pergola, bedding areas, mature shrubbery and trees.

Garage

Brick built with UPVC side door and UPVC double glazed window, pitched roof for extra storage, electric supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		