

## Property Particulars

### **Marina Grove, Lostock Hall.**



- **Semi Detached House**
- **Quiet Cul De Sac**
- **Modern Kitchen & Bathroom**
- **uPVC Double Glazing**
- **Desirable & Popular Location**
- **Spacious Lounge & Dining**
- **Gas Central Heating**
- **Shared Driveway & Hardstanding Front Parking Area**

**£174,950**

A beautifully presented and well maintained semi detached house set in the ever popular residential location of Marina Grove, Lostock Hall. This established neighbourhood community offers outstanding local schools, services and amenities as well as this property being situated on a quiet cul de sac. There are three bedrooms, spacious lounge diner, modern fitted kitchen and bathroom, gas central heating and uPVC double glazing. There is a generous south facing private enclosed rear garden and a detached garage with power and light. Shared driveway approach and hard standing area to the front for parking. Our client has acquired gas and electrical safety certificates for the property. Easy main road and excellent motorway connectivity. perfect for commuting. Viewing is essential to fully appreciate the size, setting and location of this lovely home.

**Entrance Hallway -**

With uPVC double glazed door to the front and window to the side, stairs to first floor, ceiling light and doors off.



**Lounge & Dining - 21' 2" x 11' 1" (6.45m x 3.38m)**

With uPVC double glazed bay window to the front, uPVC double glazed French door overlooking and accessing the lovely sunny rear garden, two ceiling lights, two radiators, living flame gas fire with tiled inset and hearth with wooden mantel surround.



**Kitchen - 11' 10" x 8' 7" (3.60m x 2.61m)**

With a range of wall, drawer and base units with contrasting working surfaces and tiled splashback areas, gas cooker, plumbed for washer, sink unit and drainer, space for upright fridge freezer, uPVC double glazed window to the rear and door to the side, under stairs storage cupboard.



**First Floor Landing -**

With uPVC double glazed window to the side, ceiling light and loft access, doors off.



**Bedroom One - 11' 3" x 10' 6" (3.43m x 3.20m)**

A spacious and bright master bedroom with uPVC double glazed window to the front, ceiling light and radiator.



**Bedroom Two - 11' 2" x 8' 7" (3.40m x 2.61m)**

Another great double with uPVC double glazed window to the rear, ceiling light and radiator.



**Bedroom Three - 7' 0" x 6' 3" (2.13m x 1.90m)**

With a cleverly designed fitted single bed base providing useful storage area underneath, uPVC double glazed window to the front, ceiling light and radiator.

**Family Bathroom -**

With a three piece suite comprising "P" shaped panelled bath with electric shower over and profile glazed shower screening, wash hand basin on a vanity unit and low suite W.C. fully tiled to bath and half tiled to the remaining suite.



**Outside -**

To the front of the property is gravel hard standing for parking and flowerbed borders, with a shared driveway on approach to the detached single garage.



**Rear Garden -**

A beautiful sunny and enclosed rear garden with quality artificial central lawn, patio and flowerbed areas, rear garden sun terrace, tall privacy fence to side with gated access to the driveway, a real sun trap.



**Garage -**

Detached garage with power and light.

**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**