

Property Particulars

St. Cuthberts Road, Lostock Hall.



- **Semi Detached House in Sought After Location**
- **Great Rear Reception Room - Office Or Snug**
- **Newly Fitted Dining Kitchen**
- **Front Lounge Room**
- **Two Bedrooms & A Useful Loft Room**
- **First Floor Bathroom**
- **Driveway Parking**

£174,950

A great opportunity to purchase a spacious semi detached house in the popular area of Lostock Hall, within walking distance to all the great local services and amenities, as well as schools. There is flexible accommodation throughout with two stylish reception rooms, great size recently renewed fitted dining kitchen, two bedrooms and a useful loft room, family bathroom with a three piece suite. There is gas central heating and uPVC double glazing. To the front there is a gravel area and driveway which leads to the rear where there is further hardstanding and a great size double garage with power and light. Viewing is essential to fully appreciate the size setting, versatility and location of this lovely home.

Entrance Hall -

With double glazed door to front, quarry tiled flooring, stairs to first floor landing and door to lounge.

Lounge - 13' 1" x 13' 0" (3.98m x 3.96m)

With double glazed window to front, feature wood burner inset to chimney breast, coving to ceiling, T.V. and telephone points, radiator and door to breakfast/kitchen.



Kitchen/Breakfast Room - 12' 11" x 8' 11" (3.93m x 2.72m)

With a range of wall, drawer and base units with contrasting working surfaces, breakfast bar, tiled splashback areas, one and a half stainless steel sink unit with drainer, electric oven and gas hob with extractor hood above, space for American style fridge/freezer, plumbed for washer, under stairs storage cupboard, tiled flooring, double glazed window to the rear and archways to dining room.



Dining Room - 12' 11" x 6' 8" (3.93m x 2.03m)

With double glazed patio doors to the rear, radiator and tiled flooring.



First Floor Landing -

With double glazed window to the side, stairs to second floor and radiator

Bedroom One - 12' 2" x 10' 2" (3.71m x 3.10m)

With double glazed window to the front, wood effect flooring, built in wardrobes, radiator and T.V. point.



Bedroom Two - 10' 2" x 9' 1" (3.10m x 2.77m)

With double glazed window to the rear, wood effect flooring, radiator and under stairs storage.



Family Bathroom - 10' 0" x 6' 8" (3.05m x 2.03m)

With a four piece suite comprising "step in" shower, panelled bath, wash hand basin and low suite W.C. part tiled elevations, radiator and double glazed window to the rear.



Second Floor Landing -

With access to the loft room.

Loft Room - 14' 11" x 10' 1" (4.54m x 3.07m)

With Velux roof window, wood effect flooring and storage to the eaves.



Outside -

With stone chippings and driveway providing access to garage at the rear.

Rear Garden -

A low maintenance rear garden with paved area, decked area with canopied roof cover and flowerbed borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Double Garage - 20' 9" x 19' 1" (6.32m x 5.81m)

With electric roller door, power and light and personal door.

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

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