

# GUILDHALL

SALES & LETTINGS



## 59 Marina Grove

Lostock Hall, Preston, PR5 5SQ

£150,000



\*\*\* FANTASIC HOME IN SOUGHT AFTER LOCATION \*\*\*

Welcome to Marina Grove, Lostock Hall, Preston - a charming 3-bedroom semi-detached house that is sure to capture your heart! Nestled in a popular location, this property offers not just a house, but a home filled with endless potential.

As you step inside, you'll be greeted by a warm and inviting atmosphere that is perfect for creating new memories. The highlight of this lovely home is the conservatory, where you can relax and unwind while enjoying the beauty of your surroundings.

With a garage included, you'll have ample space for parking or storage, making everyday life that much more convenient. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property caters to a variety of needs.





### Entrance hallway

Access into kitchen and reception room

### Reception room 18'11' x 10'5' (5.77m' x 3.18m')

Double glazed window, central heating radiator, electric fire

### Conservatory 12'4' x 10'2' (3.76m' x 3.10m')

Access into rear garden

### Kitchen 11'3' x 6'8' (3.43m' x 2.03m')

Double glazed window, central heating radiator, kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, oven with a four ring hob, fridge and washing machine.

### First floor

#### Bedroom one 10'11' x 8'0' (3.33m' x 2.44m')

Double glazed window, central heating radiator

#### Bedroom two 10'11' x 8'0' (3.33m' x 2.44m')

Double glazed window, central heating radiator

#### Bedroom Three

Double glazed window and a central heating radiator.

#### Bathroom 6'2' x 4'11' (1.88m' x 1.50m')

Double glazed window, tiled walls, bath, wash basin and toilet

### External

#### Front

Driveway and garden

#### Rear


Enclosed rear garden, garden storage box and a timber shed.

### Garage

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 

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441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>