

GUILDHALL

SALES & LETTINGS



81 Marina Grove

Lostock Hall, Preston, PR5 5SQ

Offers Over £170,000



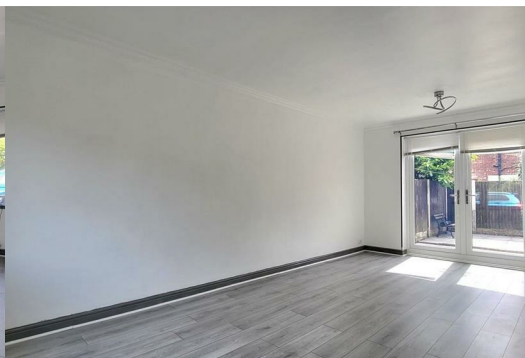
*** BEAUTIFULL THREE BEDROOM SEMI-DETACHED PROPERTY ***

Welcome to Marina Grove, Lostock Hall, Preston - a charming property that is perfect for families looking to settle down in a lovely semi-detached house. This delightful home boasts three generously sized bedrooms, ideal for a growing family or those in need of a guest room or home office. The property features a bright reception room, perfect for relaxing or entertaining guests.

Located in the desirable area of Lostock Hall, this house offers a peaceful and friendly neighbourhood for you to call home. With no chain attached, the process of making this property your own is made even smoother.

Property comprises briefly; Entrance to entrance hallway which houses the staircase to the first floor and has access into the reception room and kitchen/diner. From the kitchen diner is a door to the outside of the property, whilst to the reception room is a door to the rear yard. To the first floor is a landing which has access into three bedrooms and a family bathroom. Externally there is off street parking to the front and an enclosed yard to the rear.

To arrange viewings on this property, please call Guildhall Sales & Lettings on 01772 769999 or by email info@guildhallsales.co.uk



Entrance hallway

Central heating radiator, laminate flooring, staircase to first floor, access into reception room and kitchen/diner

Reception room 19'5' x 10'10' (5.92m' x 3.30m')

Double glazed window, french doors to rear garden, laminate flooring.

Kitchen/diner 21'10' x 7'1' (6.65m' x 2.16m')

Double glazed window, central heating radiator, door to outside of property, understairs storage cupboard. Kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven with a four ring hob, spaces for fridge and and washing machine.

First floor

Landing

Storage cupboards, access into three bedrooms and family bathroom.

Bedroom one 10'5' x 10'1' (3.18m' x 3.07m')

Double glazed window, central heating radiator.

Bedroom two 11'5' x 8'7' (3.48m' x 2.62m')

Double glazed window, central heating radiator.

Bedroom three 7'2' x 6'2' (2.18m' x 1.88m')

Double glazed window, central heating radiator, laminate flooring.

Bathroom

Double glazed window, central heating towel rail, walls partially tiled, bath, wash basin and toilet.

External

Front

Off street parking.

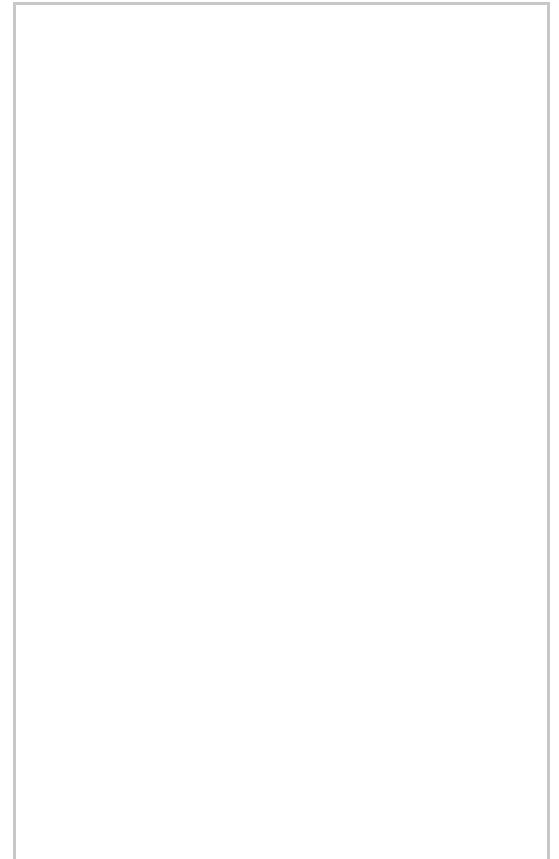
Rear

Enclosed rear yard

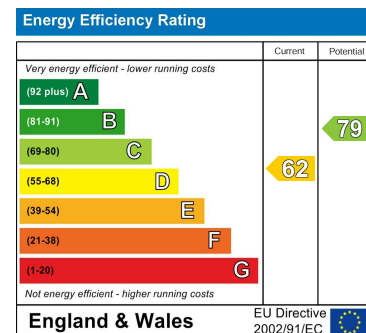
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

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