



26 Marina Grove

Lostock Hall, Preston, PR5 5SR

£134,950



For those looking for a comfortable three bedroomed semi detached family home in a well established residential area, this lovely house will fit the bill. Whilst in need of modernisation, the property benefits from driveway parking, a detached garage and easy access to local amenities, schools and transport links. With the addition of a conservatory, the internal accommodation offers a light and airy entrance hall, great size lounge, kitchen, three bedrooms and a shower room. The house has central heating and is double glazed. There are gardens to both the front and rear. There is also the added bonus of a NO CHAIN DELAY making this a wonderful opportunity to make a home of your own.



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GROUND FLOOR

Entrance Hallway

7'9" x 6'10" (2.383 x 2.087)

Wooden front door, radiator, cloak cupboard, uPVC double glazed window to the side, doors leading into the kitchen and lounge. Stairs providing access to the first floor.

Lounge

21'10" x 11'2" (6.673 x 3.418)

uPVC double glazed window to the front. Double doors leading into the conservatory. Radiator. Fire place display with surround.

Kitchen

12'5" x 8'5" (3.796 x 2.578)

Under stair storage. Wall & base units with matching worktops. Stainless steel sink with single drainer. uPVC double glazed window to the rear. Lino flooring. Wooden side door providing access to the driveway. Space for a washing machine & cooker. Baxi Boiler. Radiator. Built in storage cupboards.

Conservatory

9'1" x 8'3" (2.781 x 2.527)

Electric radiator. uPVC double glazed window. uPVC double glazed door provides access to the garden.

FIRST FLOOR

Landing

uPVC double glazed window to side. Storage cupboard. Doors leading into the three bedrooms & bathroom.

Bedroom One

10'11" x 9'4" (3.352 x 2.864)

Radiator. uPVC double glazed window to the rear.

Bedroom Two

10'11" x 9'11" (3.334 x 3.029)

Radiator. Built in storage cupboards. uPVC double glazed window to the front.

Bedroom Three

7'3" x 6'10" (2.210 x 2.094)

Radiator. uPVC double glazed window to the front.

Shower Room

7'1" x 6'4" (2.17m x 1.944m)

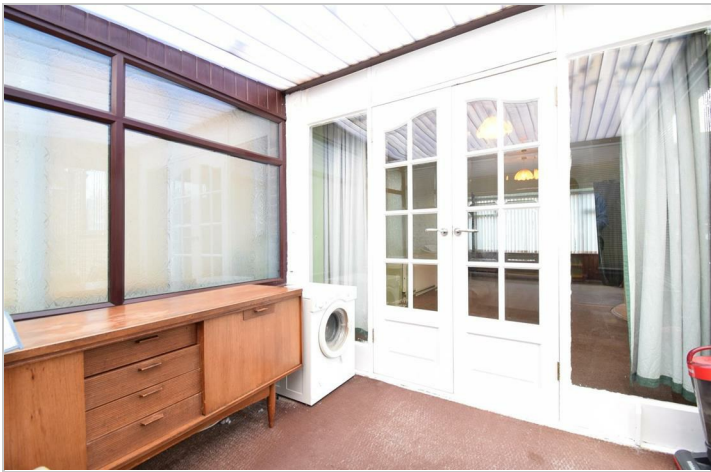
Three piece suite comprising shower cubicle, pedestal hand wash basin and wc. uPVC double glazed frosted window to rear. Radiator.

External

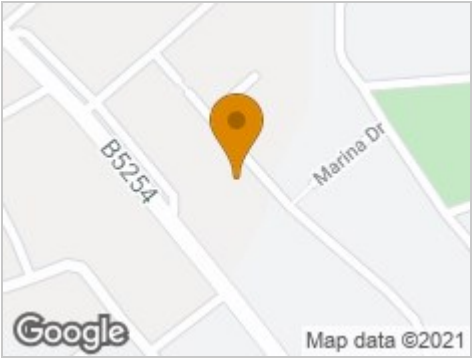
Off road parking. Enclosed private rear garden with storage facilities.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



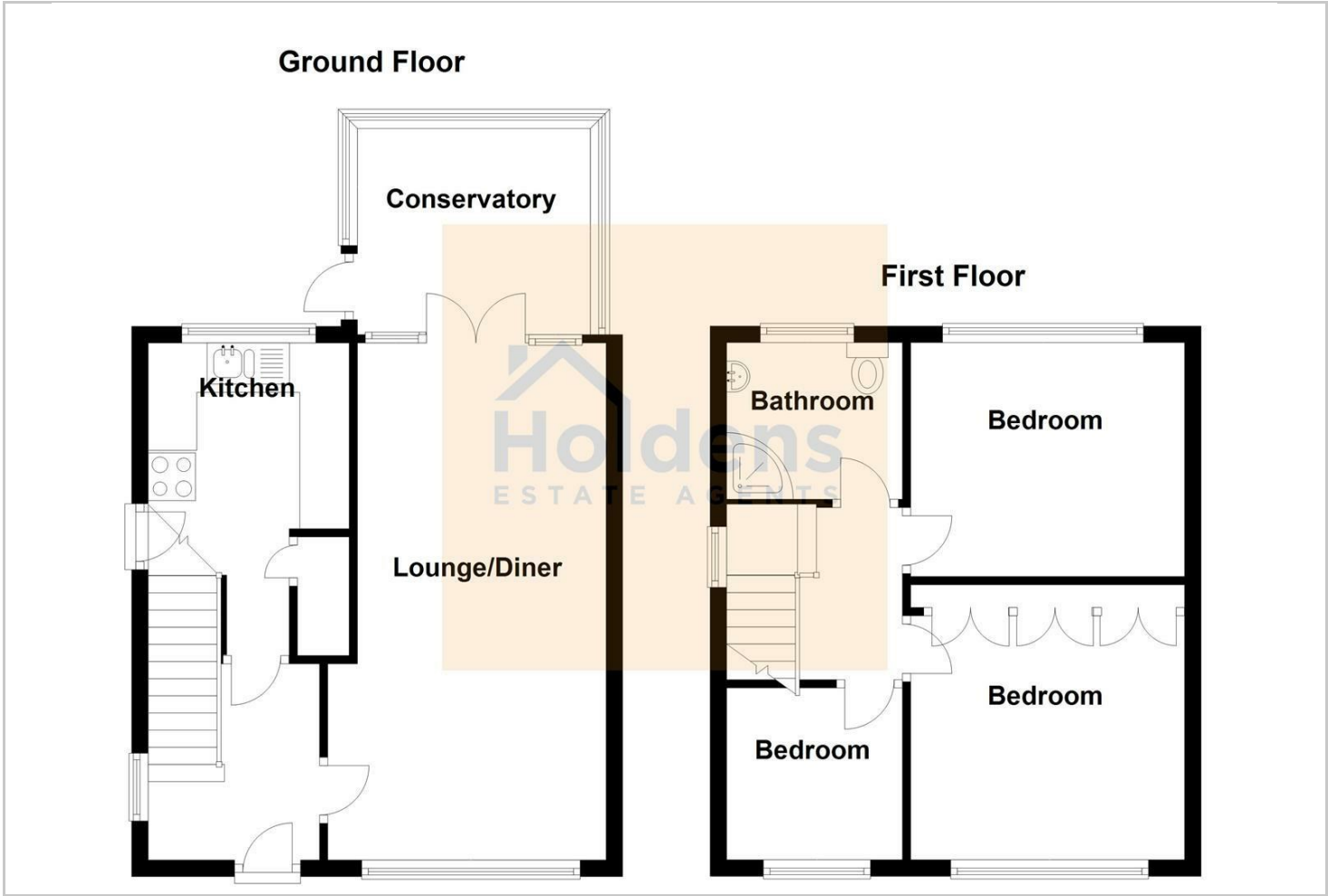
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

