



22 Avondale Drive

Lostock Hall, Preston, PR5 5BQ

£169,950



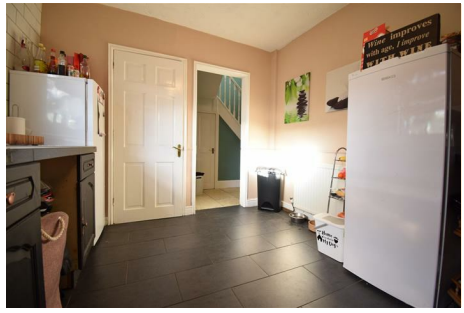
Standing in an excellent location for access to local schools, shops and transport facilities, this well maintained family home offers spacious, attractively decorated rooms and a generously sized rear garden. The ground floor accommodation is comprised of a hallway, fitted kitchen with separate utility room, lounge with log burner and a handy brick built storage room. Upstairs, there are two double bedrooms, with an en-suite to the master, a larger than average single bedroom and a family bathroom. There is a lawn and driveway providing off road parking at the front and a generously sized rear garden. Due to current market conditions, we recommend an early viewing so do not delay and call us now on 01772 698888.



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GROUND FLOOR

Entrance Hall

uPVC double glazed side entrance door, tiled flooring, central heating radiator, under stairs storage cupboard, spindled staircase to first floor, doors into the lounge and the kitchen.

Lounge

13'8" x 11'3" (4.182m x 3.439m)

Wood flooring, central heating radiator, open chimney breast housing a log burner, two uPVC double glazed windows overlooking the front garden.

Kitchen

11'10" x 9'3" (3.612m x 2.843m)

Fitted with a range of wall and base cupboards with matching worktops and white tiled splashback. Stainless steel 1.5 sink with drainer and swan neck mixer tap. Spaces for a fridge, freezer and free standing cooker. Tiled flooring. Central heating radiator. Door into the utility room. uPVC double glazed window to rear.

Utility Room

6'2" x 4'7" (1.901m x 1.422m)

Spaces for a washer and a dryer. Tiled flooring. Opening to rear hall.

Rear Hall

uPVC double glazed windows and exit door. Laminate flooring. Door to storage room.

Storage Room

Laminate flooring. uPVC double glazed window to rear.

FIRST FLOOR

Landing

Doors into the three bedrooms and the bathroom. Loft access. uPVC double glazed window to side.

Bedroom One

11'11" x 9'1" (3.649m x 2.769m)

Laminate flooring, central heating radiator, door to en-suite. uPVC double glazed window to front.

En-Suite

6'6" x 4'5" (1.992m x 1.366m)

Shower. pedestal hand wash basin and wc. Tiled walls and flooring. Downlights.

Bedroom Two

11'10" x 9'4" (3.614m x 2.850m)

uPVC double glazed window to rear, central heating radiator, laminate flooring.

Bedroom Three

10'5" x 6'11" (3.185m x 2.122m)

uPVC double glazed window to front, central heating radiator, laminate flooring, downlights.

Bathroom

6'10" x 4'8" (2.093m x 1.434m)

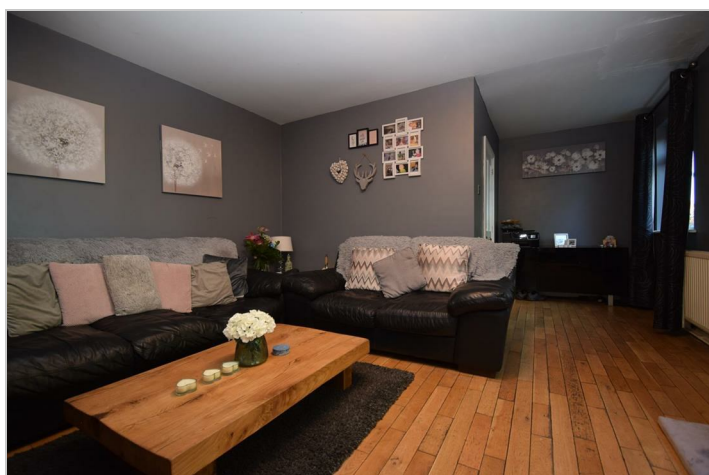
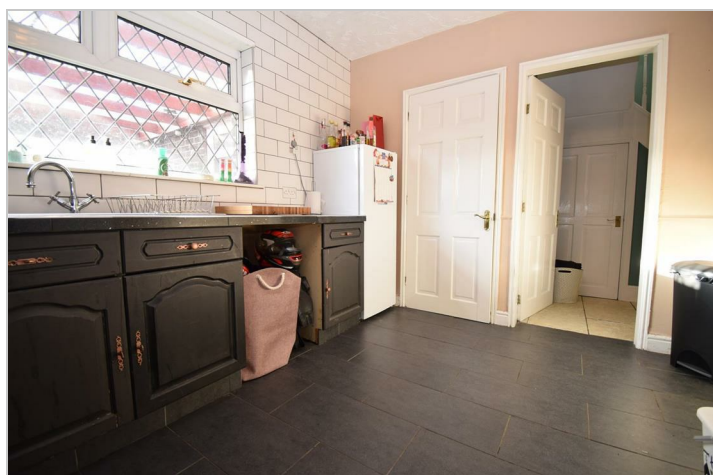
Three piece suite in white comprising bath with mosaic tiled surround, pedestal hand wash basin and low level wc. Tiled walls and flooring. Central heating radiator. uPVC double glazed frosted window to rear.

EXTERNAL

To the front of the property there is a driveway providing off road parking and a lawn bordered by mature hedging. The rear garden is of generous proportions offering a large area of lawn, a flagged patio and a variety of flowering and evergreen shrubs and trees.

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



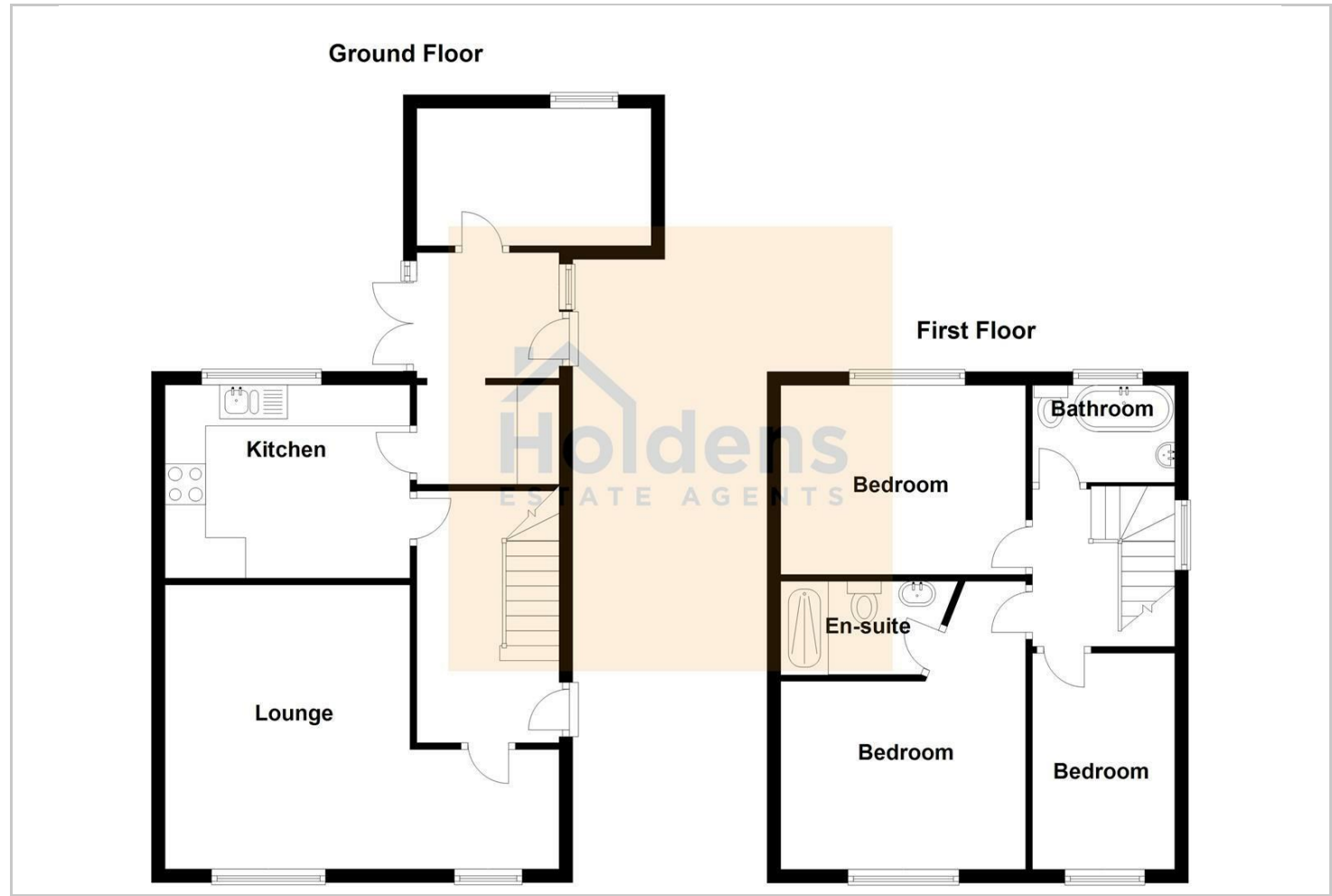
Hybrid Map



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

