



30 Medway Close

Lostock Hall, Preston, PR5 5AF

£279,950



This grand four bedroom detached house, is situated in a desirable area of Lostock Hall close to local amenities. Briefly the inviting entrance hallway draws you into a practical downstairs office space/bedroom, a spacious light and bright living area, with separate dining room with an additional conservatory accompanied with bi folding doors. The modern kitchen with plenty of storage, a separate utility room and down stairs WC accommodates perfectly for busy family lifestyles. Upstairs comprises of a practical three piece family bathroom, four bedrooms, along with an en-suite to the master bedroom. The exterior of the property boasts a grand front block paved driveway, suitable for multiple vehicles. The rear garden consists of low maintenance artificial grass, Indian stone flagging and a good size summer house with the addition of power and lighting. Due to the current market conditions we strongly advise an early viewing, to avoid missing out on this superb family home.



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GROUND FLOOR

Entrance Porch

uPVC double glazed windows and front door, uPVC double glazed window and door leading into the hallway.

Entrance Hall

Wood flooring, doors leading into the lounge and downstairs office space/bedroom.

Lounge

13'11" x 13'0" (4.246 x 3.984)

Wood flooring, uPVC double glazed bay window to the front, radiator, electric fire, door leading into the dining room.

Dining Room

8'11" x 9'7" (2.728 x 2.945)

Laminate flooring, radiator, door leading into the kitchen, opening through to the conservatory.

Kitchen

9'7" x 9'5" (2.944 x 2.872)

Modern wall and base units with contrasting worktops, four ring gas hob, integrated oven with over head extractor, composite 1.5 bowl sink with drainer, tiled flooring, radiator, uPVC double glazed window to the rear, door leading into the utility room.

Conservatory

9'3" x 9'11" (2.842 x 3.045)

Brick base, uPVC double glazed windows and bi folding door, radiator.

Utility Room

6'2" x 5'6" (1.901 x 1.699)

Wall units, space for a washing machine, dryer and dishwasher, wall mounted boiler, radiator, uPVC double glazed door to the rear, uPVC double glazed window to the side, door leading into WC.

Downstairs WC

5'7" x 3'2" (1.702 x 0.983)

WC, basin, chrome towel radiator, uPVC double glazed window to the side.

FIRST FLOOR

Landing

Access into four bedrooms and bathroom, airing cupboard, loft access.

Bedroom One

13'0" x 9'11" (3.982 x 3.037)

Fitted wardrobe, radiator, uPVC double glazed windows, en-suite.

En-suite

7'1" x 4'8" (2.173 x 1.446)

Enclosed shower, basin with pedestal base, WC, tiled walls, chrome towel radiator, uPVC double glazed window to the side.

Bedroom Two

9'6" x 9'0" (2.907 x 2.749)

Fitted wardrobe, radiator, uPVC double glazed window to the rear.

Bedroom Three

8'6" x 7'3" (2.599 x 2.220)

Radiator, uPVC double glazed window to the front, door between bedroom three and bedroom four.

Bedroom Four

9'7" x 7'11" (2.939 x 2.426)

Radiator, uPVC double glazed window to the rear, door between bedroom three and bedroom four.

Family Bathroom

6'6" x 6'2" (1.991 x 1.884)

P-shaped bath with overhead shower and screen, basin with vanity cupboard, WC, tiled walls, chrome towel radiator, uPVC double glazed window to the rear.

EXTERNAL

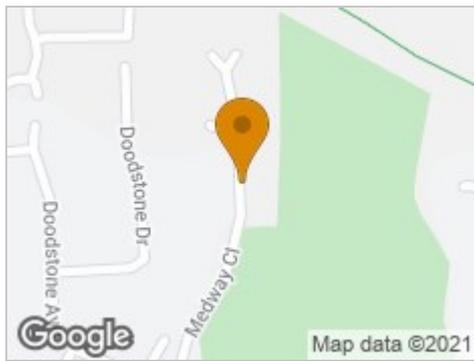
Grand block paved driveway and garden area to the front, gated access to the side, Indian stone flagged patio and artificial grass to the rear, summer house with power and lighting.

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



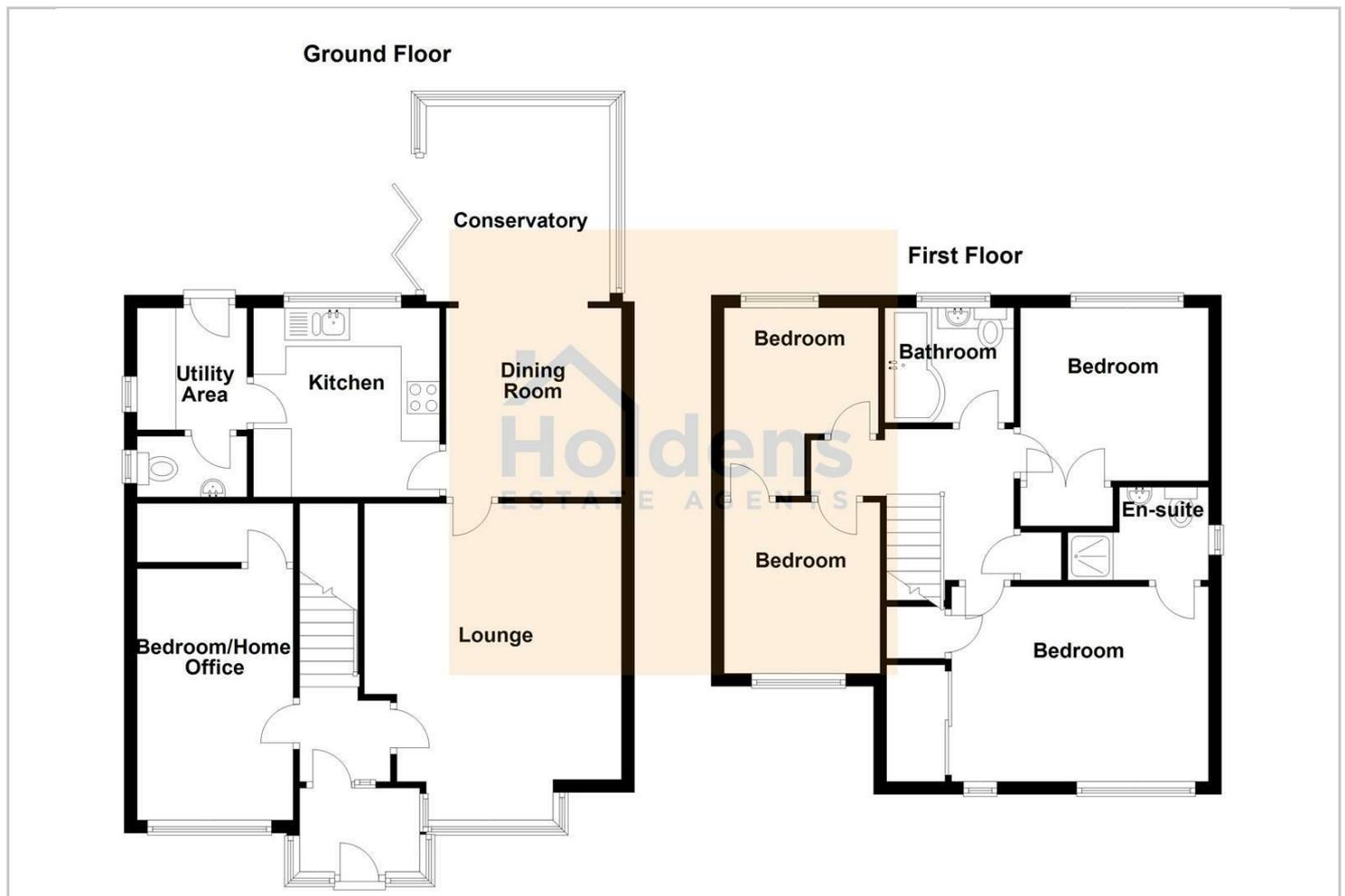
Hybrid Map



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

