



42 Wateringpool Lane

Lostock Hall, Preston, PR5 5AP

Offers In The Region Of £285,000



A unique opportunity to acquire this three bedroom true bungalow, available with NO ONWARD CHAIN in a most sought after location. Not only is the property generously proportioned throughout, to the rear is an impressive garden that even Alan Titchmarsh would be proud of! Including a detached double length garage with inspection pit and spacious driveway perfect for multiple vehicles. FREEHOLD, Council Tax Band: D.

Properties in this area are selling quickly, so early viewings are highly recommended to avoid missing out!



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Entrance Vestibule

Entrance door, windows to front and side, tiled flooring, door into the hallway.

Hallway

Meter cupboard, central heating radiator, wall lights, doors into the lounge, bedrooms, bathroom and kitchen.

Lounge

15'10" x 12'7" (4.841m x 3.845m)

uPVC double glazed window to front, feature fireplace with marble effect surround housing an electric fire, central heating radiator, wall lights.

Kitchen

12'5" x 11'11" (3.801m x 3.645m)

uPVC double glazed window to rear, vinyl flooring central heating radiator,. Fitted with a range of wall and base units with contrasting worktop. Spaces for a fridge/freezer, cooker and washing machine. Storage cupboard, door to the rear porch.

Rear Porch

Side exit door, windows to side and rear, tiled flooring, space for a tumble drier. Boiler.

Bedroom One

10'10" x 10'0" (3.326m x 3.056m)

uPVC double glazed window to front, central heating radiators, built in wardrobe.

Bedroom Two

10'10" x 10'0" (3.323m x 3.070m)

uPVC double glazed window to side, central heating radiator, built in wardrobe.

Bedroom Three

11'10" x 8'11" (3.609m x 2.726m)

uPVC double glazed window to rear, central heating radiator.

Bathroom

7'11" x 7'2" (2.422m x 2.188m)

uPVC double glazed frosted window to rear, central heating radiator, wc, bath and pedestal hand basin. Tiled walls. Built in storage cupboard.

EXTERNAL

The front of the property provides off road parking for several vehicles and garden area. The rear garden is larger than average, mainly laid to lawn, with a flagged patio, greenhouses and a detached double length garage with inspection pit.

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



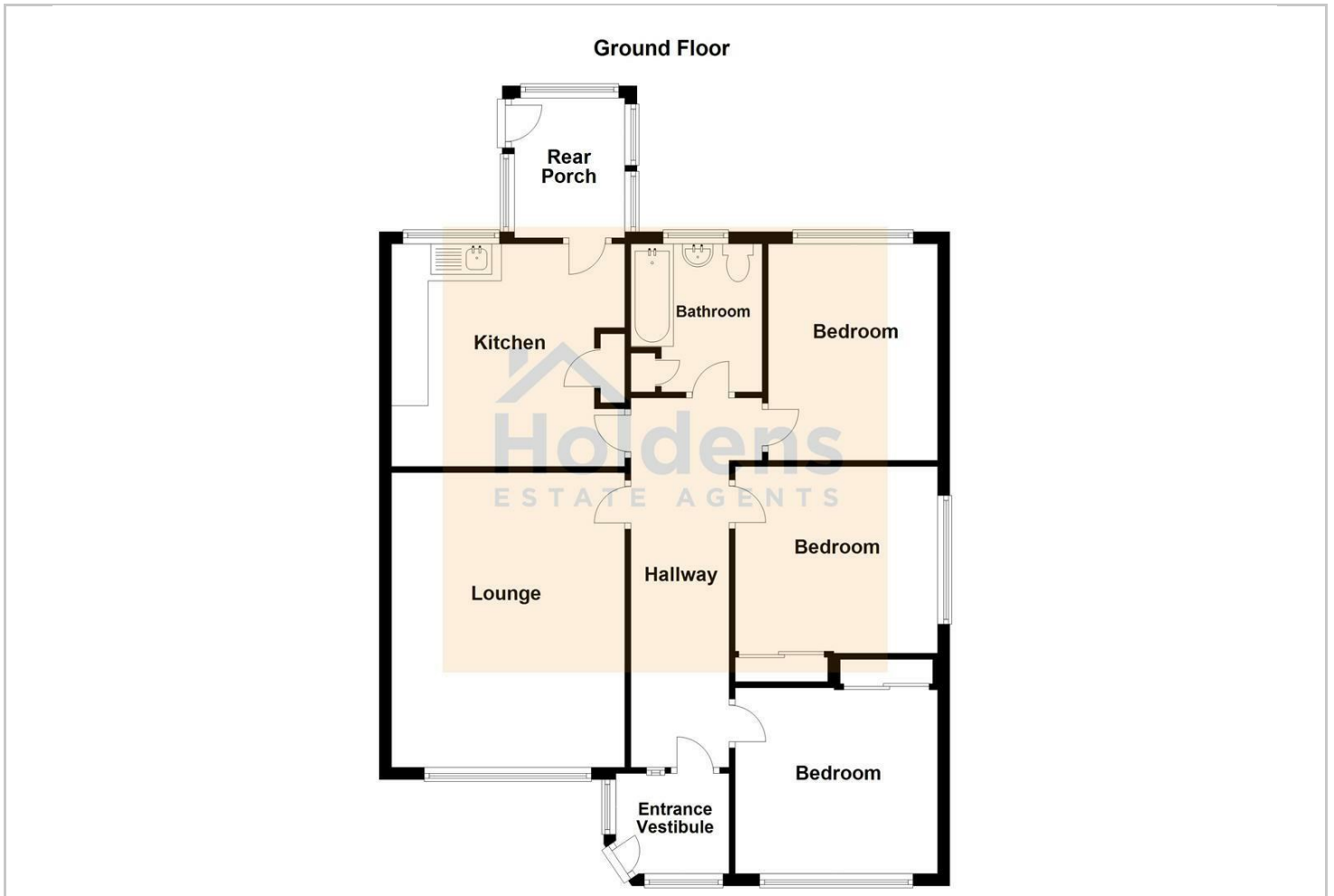
Hybrid Map



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

