



## 9 Mayfield Avenue

Lostock Hall, Preston, PR5 5XL

**£209,950**



Amazing semi detached home with ample space for family life. Standing in a residential road within a short distance of local amenities and major transport routes, this lovely property offers a warm welcome and great flexibility of uses for families of different sizes and generations. Internal viewings are essential to appreciate the timeless character and charm but, briefly, the accommodation is over three floors. The ground floor provides an entrance hall, lounge with chimney breast housing the log burner, dining room and kitchen. On the first floor, there are three bedrooms and the family bathroom, whilst the second floor features a double bedroom with a handy en-suite. Externally, there is plenty of outside space with a driveway and stoned area to the front and a spacious rear garden which benefits from a good degree of privacy. Viewings available by calling Holdens on 01772 698888



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## GROUND FLOOR

### Entrance Hall

uPVC double glazed front door, central heating radiator, stairs to the first floor, door into the lounge.

### Lounge

12'8" x 12'7" (3.884m x 3.860m)

uPVC double glazed box window to front, central heating radiator, chimney place with tiled hearth housing a log burner. Door to dining room.

### Dining Room

15'10" x 10'11" (4.833m x 3.337m)

uPVC double glazed windows to rear and side, laminate flooring, central heating radiator, under-stairs cupboard housing the combi boiler (fitted approx two years ago). Alcove storage.

### Kitchen

8'2" x 8'0" (2.508m x 2.457m)

uPVC double glazed window to rear, laminate flooring. Fitted with wall and base cupboards in cream with complementary wood effect worktop and mosaic tiled splashback. Spaces for a fridge/freezer and washing machine. Integrated oven, four ring gas hob, overhead extractor and stainless steel sink with drainer. Recessed spotlights. uPVC double glazed exit door to side.

## FIRST FLOOR

### Landing

uPVC double glazed window to side, doors to the bathroom and three bedrooms, stairs to the second floor.

### Bedroom One

12'6" x 9'11" (3.827m x 3.045m)

uPVC double glazed window to front, central heating radiator, fitted wardrobes.

### Bedroom Two

10'11" x 9'10" (3.332m x 3.017m)

uPVC double glazed window to rear, central heating radiator, alcove storage.

### Bedroom Three

6'5" x 5'8" (1.967m x 1.743m)

uPVC double glazed window to front, central heating radiator.

### Bathroom

6'4" x 5'8" (1.932m x 1.731m)

uPVC double glazed frosted window to side, laminate flooring, central heating radiator. Three piece suite comprising bath, low level wc and pedestal hand basin. Tiled walls.

## SECOND FLOOR

### Bedroom Four

13'1" x 8'10" (3.993m x 2.698m)

uPVC double glazed window to rear, central heating radiator, door to en-suite.

### En-suite

5'6" x 4'7" (1.690m x 1.408m)

uPVC double glazed frosted window to rear, shower cubicle with electric shower, low level wc and pedestal hand basin. Tiled walls.

## EXTERNAL

Garden area to the front of the property bordered by hedging. Generous, low maintenance, garden area to the rear benefitting from a flagstone patio, two sheds and hedges providing a great degree of privacy.

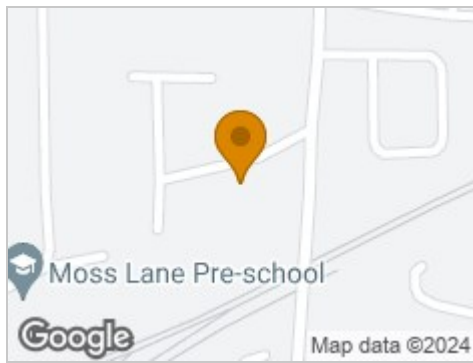


## PROPERTY MISDESCRIPTIONS ACT

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.



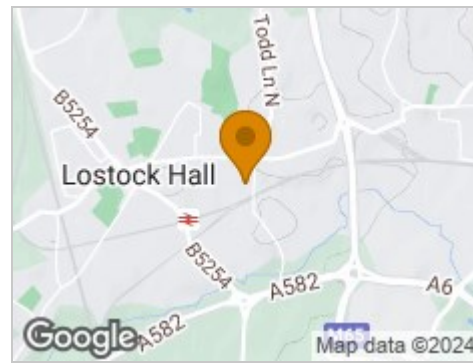
## Road Map



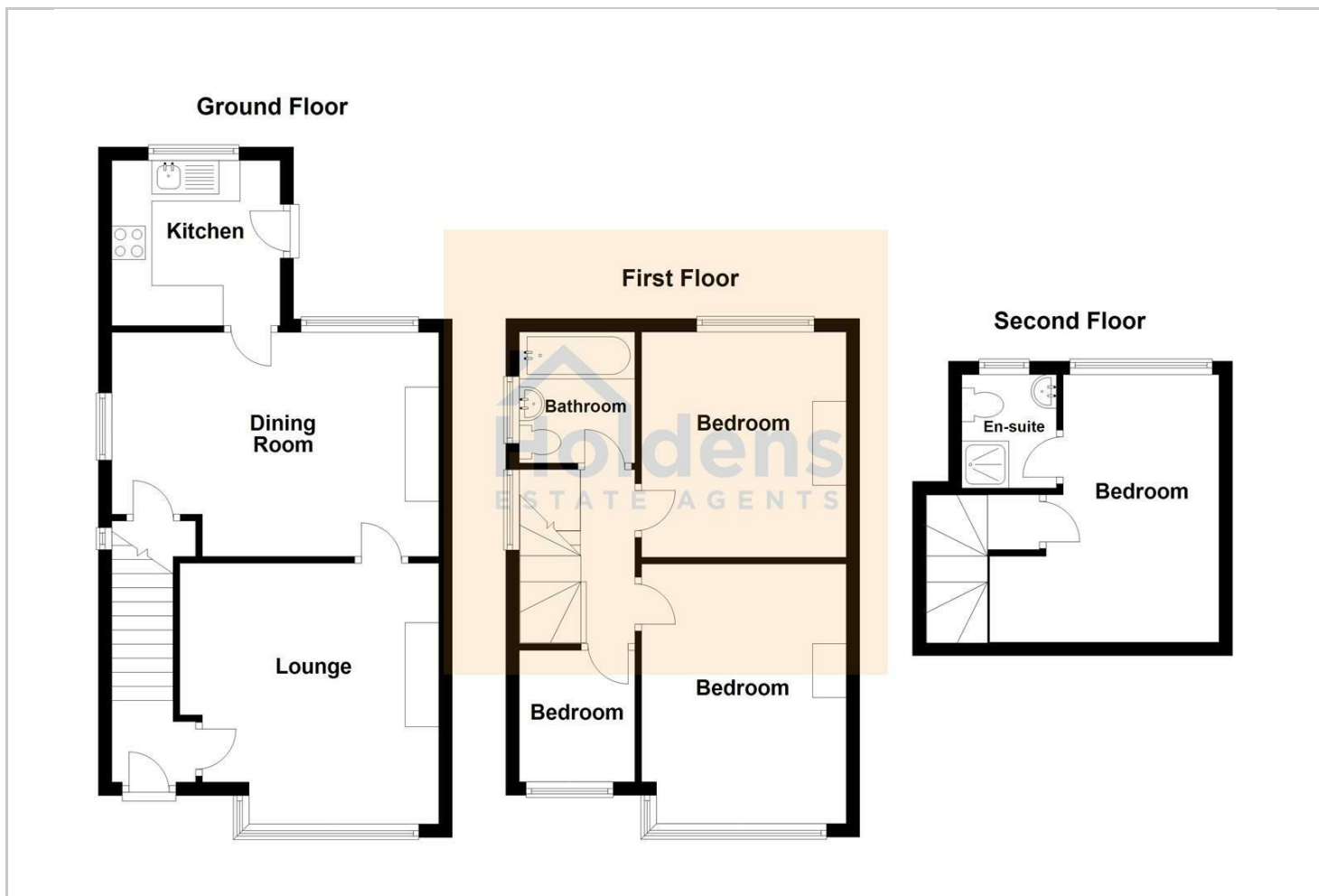
## Hybrid Map



## 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

