



## 50 Central Park Road

Lostock Hall, Preston, PR5 5BW

**£260,000**



A high level of demand is expected for this delightful three bed detached home., originally the Rufford style show house. Situated in a quiet residential area of Lostock Hall and close to local amenities and transport links, this property is sure to attract substantial interest. Tastefully decorated throughout and with gardens front and rear and the bonus of an integral garage, there is ample room for a growing family. The internal accommodation is comprised of an entrance vestibule, a handy downstairs cloakroom, a spacious lounge opening to the attractive kitchen/diner offering integrated Neff appliances, French doors leading out to the rear garden patio and a separate utility room. On the first floor are three bedrooms, with built in wardrobes and an en-suite shower room to the master bedroom, and a contemporary family bathroom. Treat yourself to a new home for Spring and call now to arrange a viewing. Freehold. Council Tax Band D. EPC rating B.



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## GROUND FLOOR

### Entrance Vestibule

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

### Lounge

13'10" x 10'8" (4.239m x 3.272m)

uPVC double glazed bay window to front, central heating radiator, feature fireplace with Adam style mantel and contrasting marble hearth and surround, under stairs cupboard, double doors to the kitchen/diner.

### Kitchen/Diner

16'7" x 13'3" (5.073m x 4.058m)

Fitted with a range of wall and base units with soft closing drawers, contrasting quartz worktops and integrated Neff appliances including a dishwasher, four ring induction hob with stainless steel extractor, oven and microwave. Integrated fridge/freezer and stainless steel sink with drainer. Breakfast bar. Door to the utility room. uPVC double glazed French doors to rear, uPVC double glazed windows to rear. Karndean flooring. Central heating radiator. Recessed spotlights.

### Utility Room

6'4" x 5'10" (1.932m x 1.791m)

uPVC double glazed window to rear, double glazed exit door to side. Door to WC. Fitted with matching base units with contrasting quartz worktop. Stainless steel sink and drainer. Karndean flooring. Central heating radiator. Spaces for a washing machine and dryer.

### WC

5'10" x 2'9" (1.783m x 0.853m)

uPVC double glazed frosted window to side, central heating radiator. Two piece suite comprising wc and hand basin. Karndean flooring.

## FIRST FLOOR

### Landing

Doors to the three bedrooms and the bathroom. Built in cupboard, Access to the loft which is insulated but not boarded.

### Bedroom One

14'6" x 12'2" (4.425m x 3.726m)

uPVC double glazed window to rear, central heating radiator, fitted wardrobes, door to ensuite.

### En-suite

7'10" x 5'9" (2.394m x 1.768m)

uPVC double glazed frosted window to front, Karndean flooring, central heating radiator. Three piece suite comprising a tiled shower enclosure, wc and pedestal hand basin. Recessed spotlights.

### Bedroom Two

10'6" x 9'0" (3.214m x 2.757m)

uPVC double glazed window to rear, central heating radiator.

### Bedroom Three

14'0" x 9'3" (4.276m x 2.841m)

uPVC double glazed window to front, central heating radiator.

### Bathroom

7'2" x 6'2" (2.200m x 1.889m)

uPVC double glazed frosted window to side, Karndean flooring. Three piece suite comprising bath, wc and pedestal hand basin. Heated towel rail. Recessed spotlights. Extractor fan.

### GARAGE

Up and over door to front, uPVC double glazed window to side, wall mounted combi boiler.

## EXTERNAL

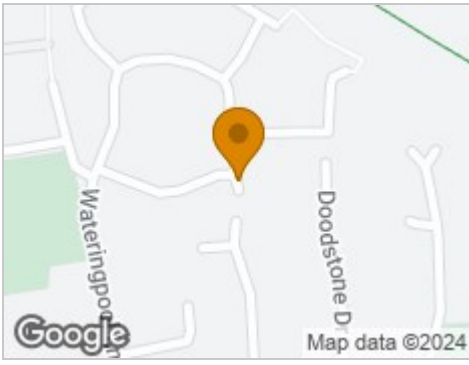
Driveway to front providing off road parking beside which there is an area of lawn and pretty mature shrubs. The rear garden is fully enclosed and benefits from a lawn, stone patio and well kept borders of ornate shrubs.

## 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.



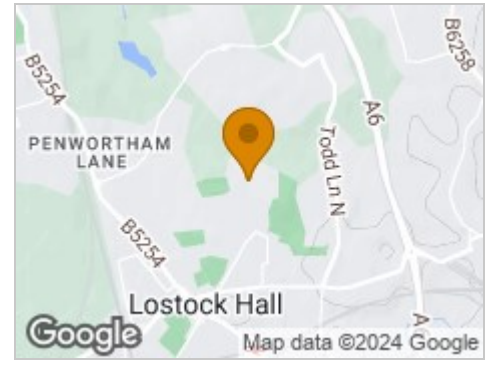
## Road Map



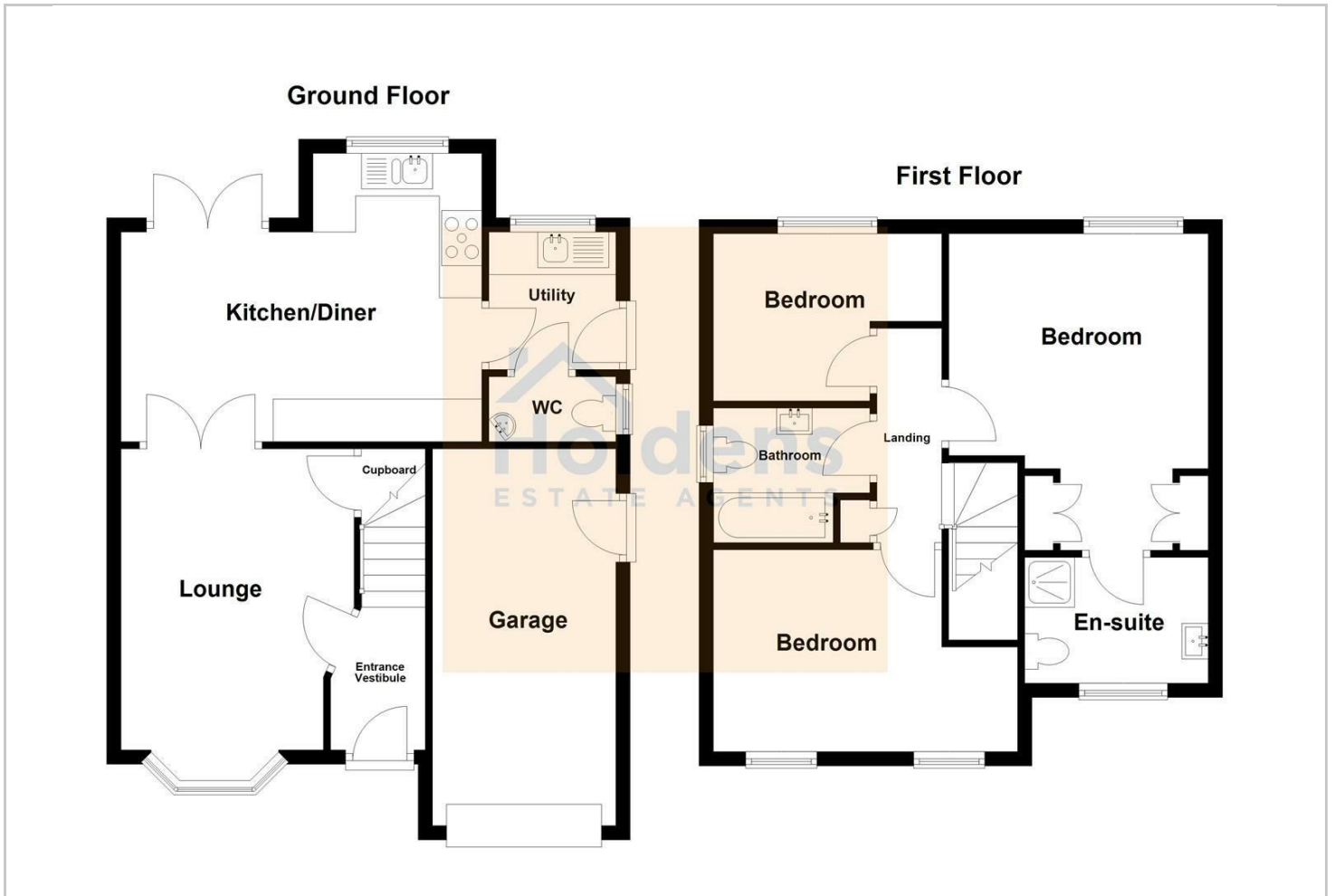
## Hybrid Map



## 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

