



53 Lostock View

Lostock Hall, Preston, PR5 5LS



£169,950

Located on a quiet residential estate and being well placed for access to the local motorway network and public transport, this extended four bedroom semi detached property is a perfect opportunity for both first time buyers and families. The ground floor accommodation briefly comprises an entrance vestibule, spacious lounge with feature fireplace, kitchen and a conservatory with French doors opening on to the rear garden. On the first floor, there are four bedrooms and the family bathroom. Externally, this lovely home is not overlooked at the rear and offers a pretty garden to the front and an attached garage. Early viewings are highly recommended so do call now on 01772 698888 to arrange. Freehold. Council Tax Band B. EPC rating D





GROUND FLOOR

Entrance Vestibule

uPVC double glazed entrance door, storage cupboard, door to the lounge.

Lounge

16'6" x 14'2" (5.034m x 4.330m)

uPVC double glazed window to front, central heating radiator, feature fireplace with marble surround and hearth housing a gas fire. Stairs to the first floor. Door to the kitchen.

Kitchen

14'1" x 7'11" (4.308m x 2.416m)

uPVC double glazed windows and door to rear. Fitted with a range of wall and base units with tiled splashback and contrasting worktop incorporating a stainless steel sink and drainer. Spaces for a cooker, fridge/freezer and washing machine. Laminate flooring.

Conservatory

Brick base. uPVC double glazed windows to rear and side. uPVC double glazed French doors to side. Laminate flooring. Central heating radiator.

FIRST FLOOR

Landing

Doors to the four bedrooms and the bathroom. Cupboard housing the combi boiler. Loft hatch.

Bedroom One

13'4" x 7'6" (4.089m x 2.300m)

uPVC double glazed window to front, central heating radiator.

Bedroom Two

16'0" x 6'7" (4.884m x 2.031m)

uPVC double glazed windows to front and rear, central heating radiator.

Bedroom Three

11'1" x 7'7" (3.398m x 2.327m)

uPVC double glazed window to rear, central heating radiator.

Bedroom Four

9'10" x 6'3" (3.020m x 1.906m)

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

Bathroom

6'2" x 5'5" (1.895m x 1.672m)

Three piece suite comprising a bath with overhead electric shower, low level wc and pedestal hand basin. Tiled splashback. Central heating radiator. uPVC double glazed frosted window to rear.

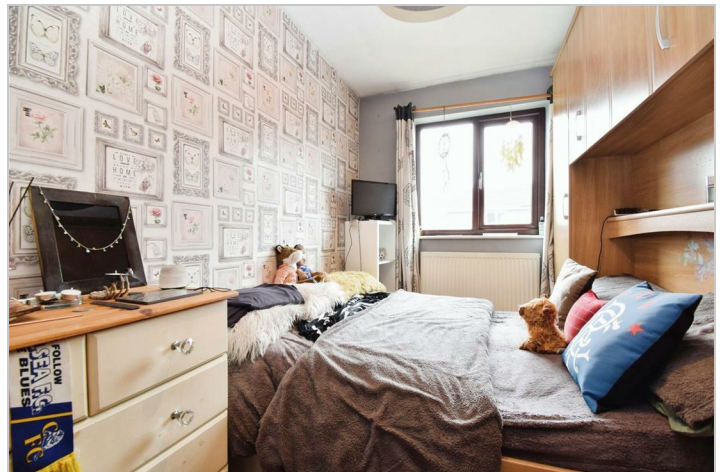
EXTERNAL

To the front of the property, there is a small garden mainly laid to lawn with hedging to front and trees to the side. The rear garden offers a lawn, flagged patio and shed.

The property also benefits from an attached garage which has an up and over door to the front and uPVC double glazed window and personnel door to the rear.

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



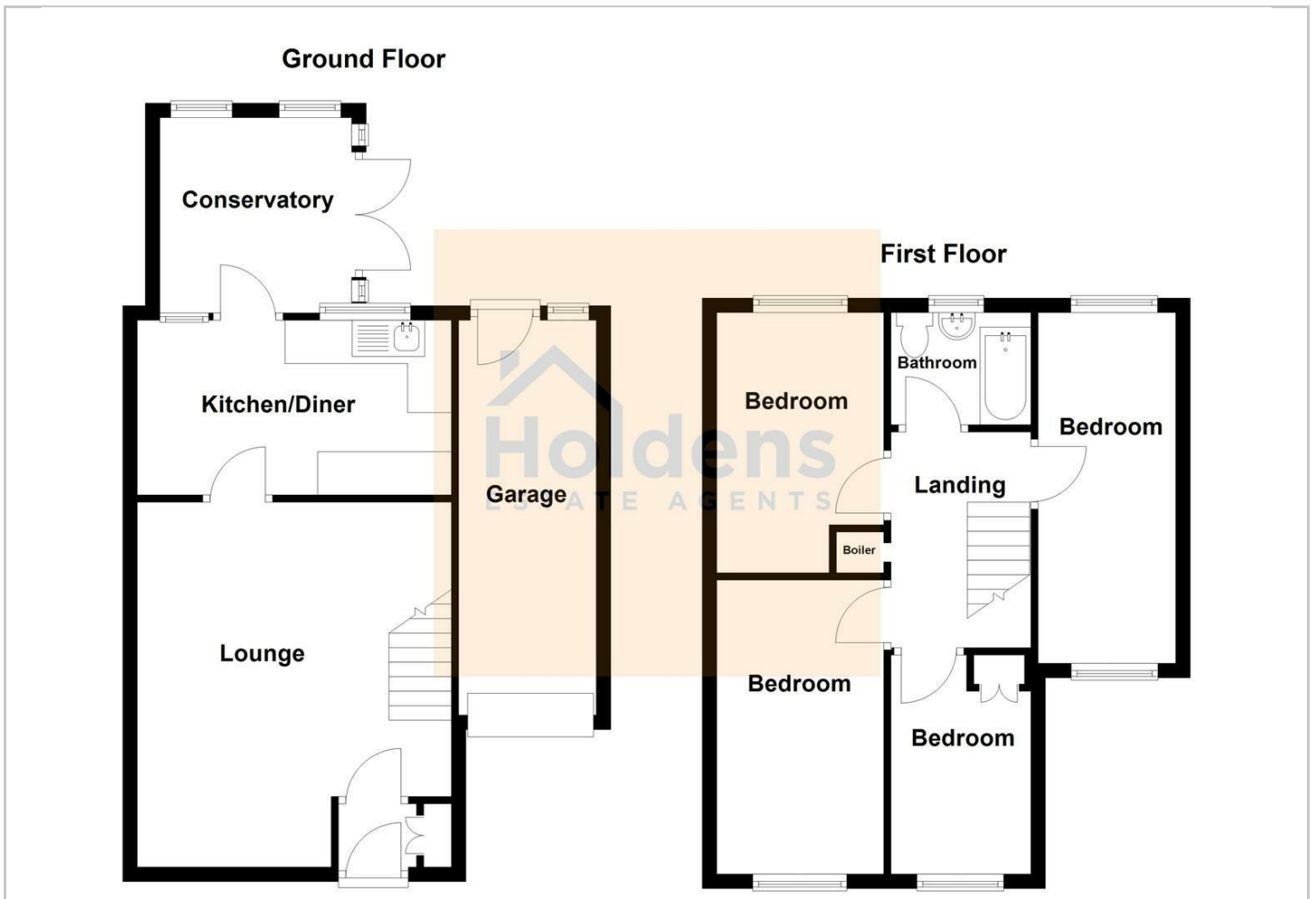
Hybrid Map



Terrain Map



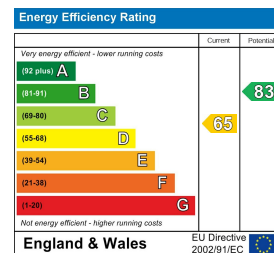
Floor Plan



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



Misdescriptions Act

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6 Watkin Lane, Lostock Hall, Preston, PR5 5RD
Tel: 01772 698888 Email: lostockhall@holdens.co.uk