



## 179 Browndge Road

Lostock Hall, Preston, PR5 5AH

£260,000



A superb example of a lovingly maintained and beautifully decorated family home. Highly recommended for both location, room sizes and layout this property is sure to be a big hit. The ground floor accommodation is comprised of an entrance vestibule, a spacious lounge with contemporary inset living flame fire, separate dining room, a sleek fitted kitchen with integrated appliances, ground floor wc and a bright conservatory. On the first floor, there are three bedrooms, with an en-suite to the master, and an attractive bathroom. Externally, there is parking for several cars, a garage with power and lighting and a fully enclosed family sized rear garden, perfect for children. Leasehold. EPC rating D. Council Tax Band C





## GROUND FLOOR

### Entrance Vestibule

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

### Lounge

14'4" x 11'5" (4.394m x 3.488m)

uPVC double glazed box window to front, contemporary living flame gas fire inset to chimney breast, wall lighting, door into the kitchen.

### Dining Room

11'9" x 11'2" (3.589m x 3.418m)

uPVC double glazed exit door to side of property, door to kitchen, bi-folding doors to rear into the conservatory, central heating radiator, recessed spotlights, laminate flooring.

### Kitchen

11'3" x 9'4" (3.453m x 2.861m)

Fitted with soft grey high gloss wall and base cupboards with curved handles and complementary worktops incorporating a stainless steel 1.5 sink and drainer, wine rack, dishwasher, fridge/freezer, four ring induction hob, oven and overhead extractor. Central heating radiator. Under stairs cupboard. uPVC double glazed window to side, tiled flooring, recessed spotlights.

### Conservatory

13'4" x 9'10" (4.086m x 3.021m)

Brick base, uPVC double glazed windows and French doors to rear and side, laminate flooring, central heating radiator, wall mounted electric storage heater, door to inner hallway.

### Inner Hallway

Door to ground floor wc, door to garage, uPVC double glazed exit door to rear.

### Ground floor wc

6'9" x 3'1" (2.076m x 0.955m)

uPVC double glazed frosted window to rear. Tiled flooring. Low level wc and hand basin in vanity unit with tiled splashback. Central heating radiator. Storage cupboard. Recessed spotlights.

## FIRST FLOOR

### Landing

Doors to the three bedrooms and the bathroom. Loft hatch.

### Bedroom One

11'10" x 8'10" (3.631m x 2.696m)

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

### En-suite

8'0" x 2'7" (2.462m x 0.805m)

Low level WC, shower enclosure with folding screen and hand basin with tiled splashbacks. Laminate flooring. Recessed spotlights. Heated towel rail.

### Bedroom Two

11'4" x 9'2" (3.473m x 2.810m)

uPVC double glazed window to front, central heating radiator.

### Bedroom Three

9'3" x 8'3" (2.844m x 2.521m)

uPVC double glazed window to side, central heating radiator.

### Bathroom

7'0" x 5'4" (2.142m x 1.639m)

uPVC double glazed frosted window to side. Three piece suite comprising a bath with overhead shower and screen, hand basin and low level wc. Recessed spotlights. Storage cupboard. Laminate flooring. Heated towel rail

### Garage

16'0" x 10'10" (4.902m x 3.324m)

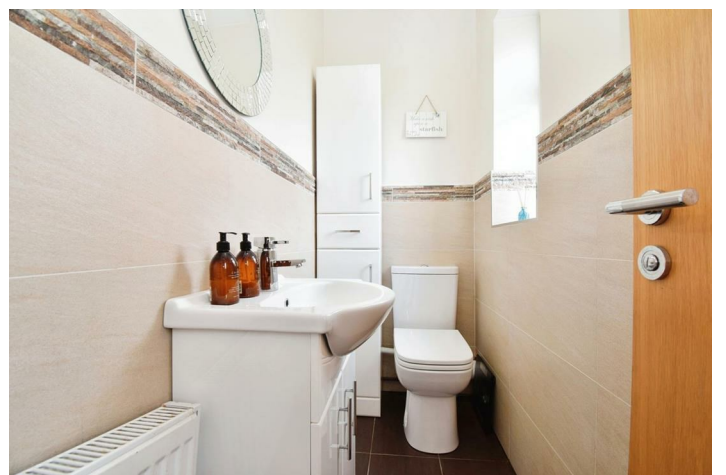
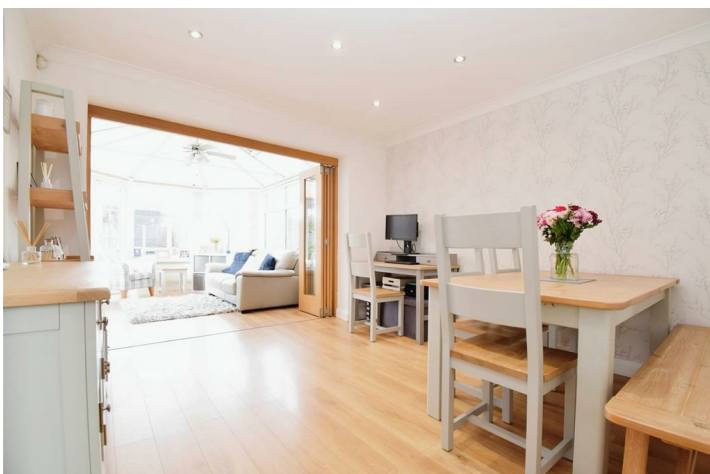
Electric up and over door to front. Lighting and power. Plumbing for a washing machine and dryer. Wall mounted combi boiler.

## EXTERNAL

To the front of the property, there is a flagged driveway providing off road parking for several vehicles accessed by an electric gate. The garden to the rear is mainly laid to lawn and offers a patio and mature trees and flowering 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



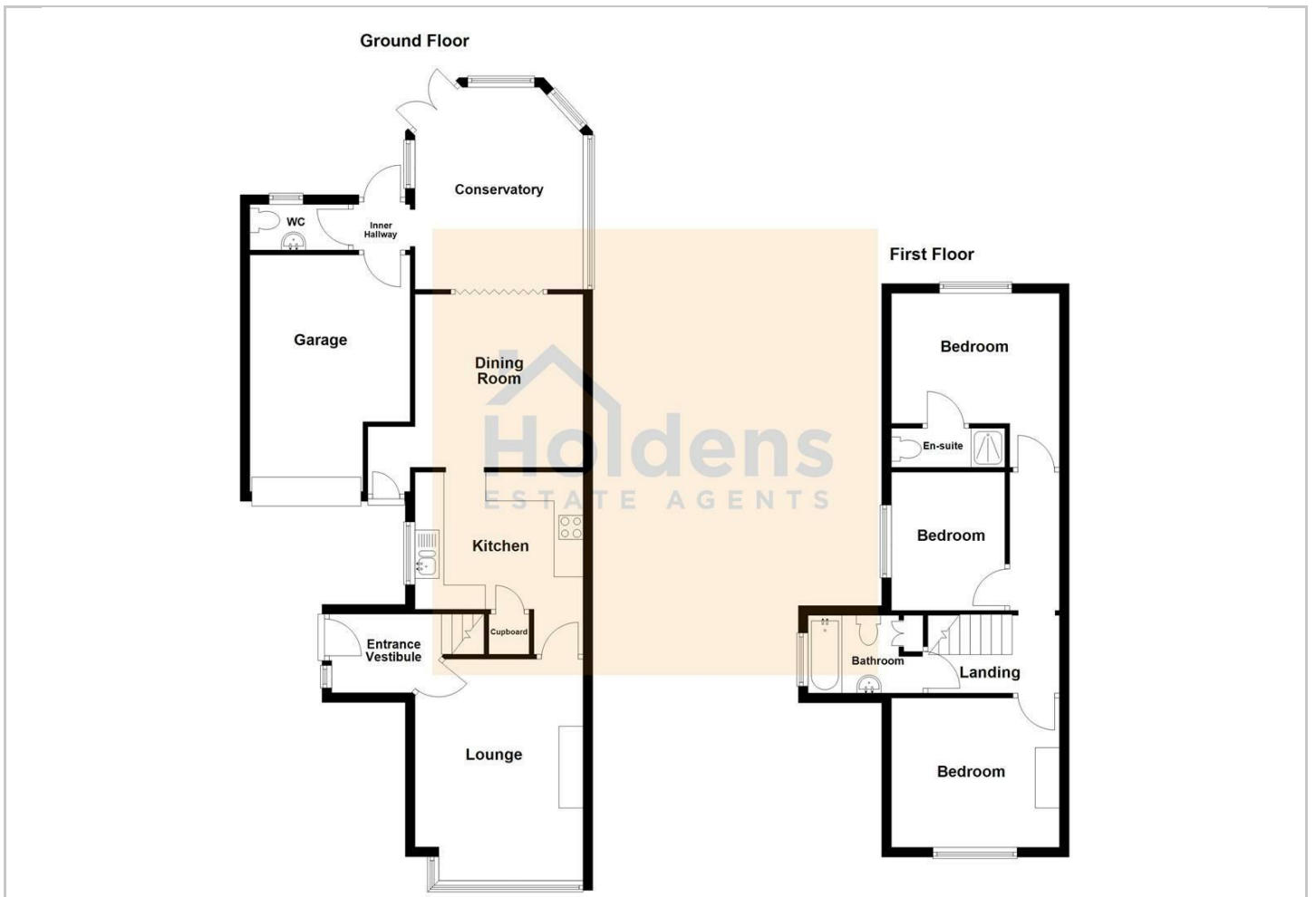
## Hybrid Map



## Terrain Map



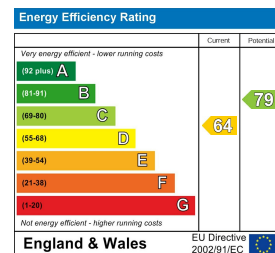
## Floor Plan



## 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



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