



83 Wateringpool Lane

Lostock Hall, Preston, PR5 5UA



Offers Over £275,000

Offset from the main road and accessed via a private driveway this superb semi detached property occupies an excellent position and definitely ticks all the boxes. The accommodation on offer briefly comprises; a spacious lounge, modern open plan kitchen providing an ideal space for family and entertaining, conservatory, three good size bedrooms, downstairs WC and a four piece family bathroom. Externally the property over looks a beautiful front garden with a raised decking area to the side; ideal for sitting out and enjoying the sunshine and local wildlife. With an extended driveway providing plenty of parking for multiple vehicles and access to a single garage. Early viewings are highly recommended to avoid disappointment! FREEHOLD, Council Tax C.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, laminate flooring, radiator, stairs to first floor, door into lounge.

Lounge

14'0" x 13'10" (4.268 x 4.228)

uPVC double glazed bay window to front, uPVC double glazed window to side, laminate flooring, decorative fireplace with oak mantel tiled hearth and surround, log burner, radiators, door into open plan kitchen diner.

Open Plan Kitchen/Diner

15'11" x 14'0" (4.863 x 4.268)

uPVC double glazed window to rear, tiled flooring, underfloor heating, under stairs storage cupboard, island with quartz work top, integrated four ring electric hob with overhead extractor fan, integrated wine cooler, wall & base units with quartz worktops, integrated double oven, pull out larder, integrated fridge freezer and dishwasher, recessed spotlights, wall mounted combi boiler, stainless steel sink with single drainer, doors leading into conservatory & inner hallway.

Conservatory

10'8" x 10'5" (3.270 x 3.180)

uPVC double glazed window to front & side, uPVC double glazed french doors to front, tiled flooring, space for washing machine.

Inner Hallway

uPVC double glazed window to side, tiled flooring, doors leading into WC & bedroom.

WC

3'11" x 3'4" (1.202 x 1.034)

uPVC double glazed window to front, tiled flooring, WC, basin with pedestal base.

Bedroom Three

11'8" x 11'5" (3.568 x 3.503)

uPVC double glazed bay window to side, uPVC double glazed window to rear, laminate flooring, radiator.

FIRST FLOOR

Landing

Window to rear, doors leading into two bedrooms & family bathroom.

Bedroom One

13'11" x 13'10" (4.256 x 4.221)

uPVC bay window to front, radiator, built in wardrobes, built in storage cupboards, radiator.

Bedroom Two

13'11" x 8'11" (4.257 x 2.724)

uPVC double glazed window to side, radiator.

Bathroom

10'3" x 6'6" (3.139 x 1.998)

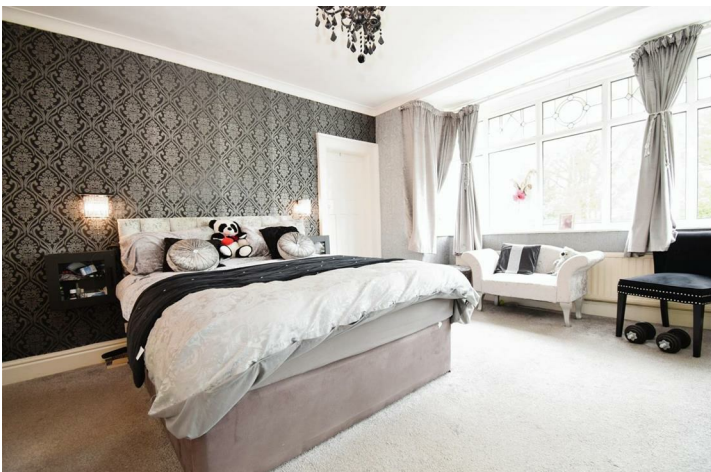
uPVC double glazed window to side, laminate flooring, tiled to walls, bath, WC, basin with pedestal base, heated towel radiator, radiator, enclosed shower with glass screen, built in storage cupboard.

EXTERNAL

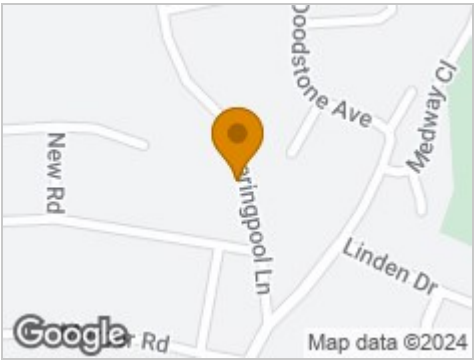
Well maintained garden to front, extended driveway providing space for multiple vehicles, single garage to side with power & lighting, decked patio seating area to side.

PROPERTY MISDESCRIPTIIONS 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



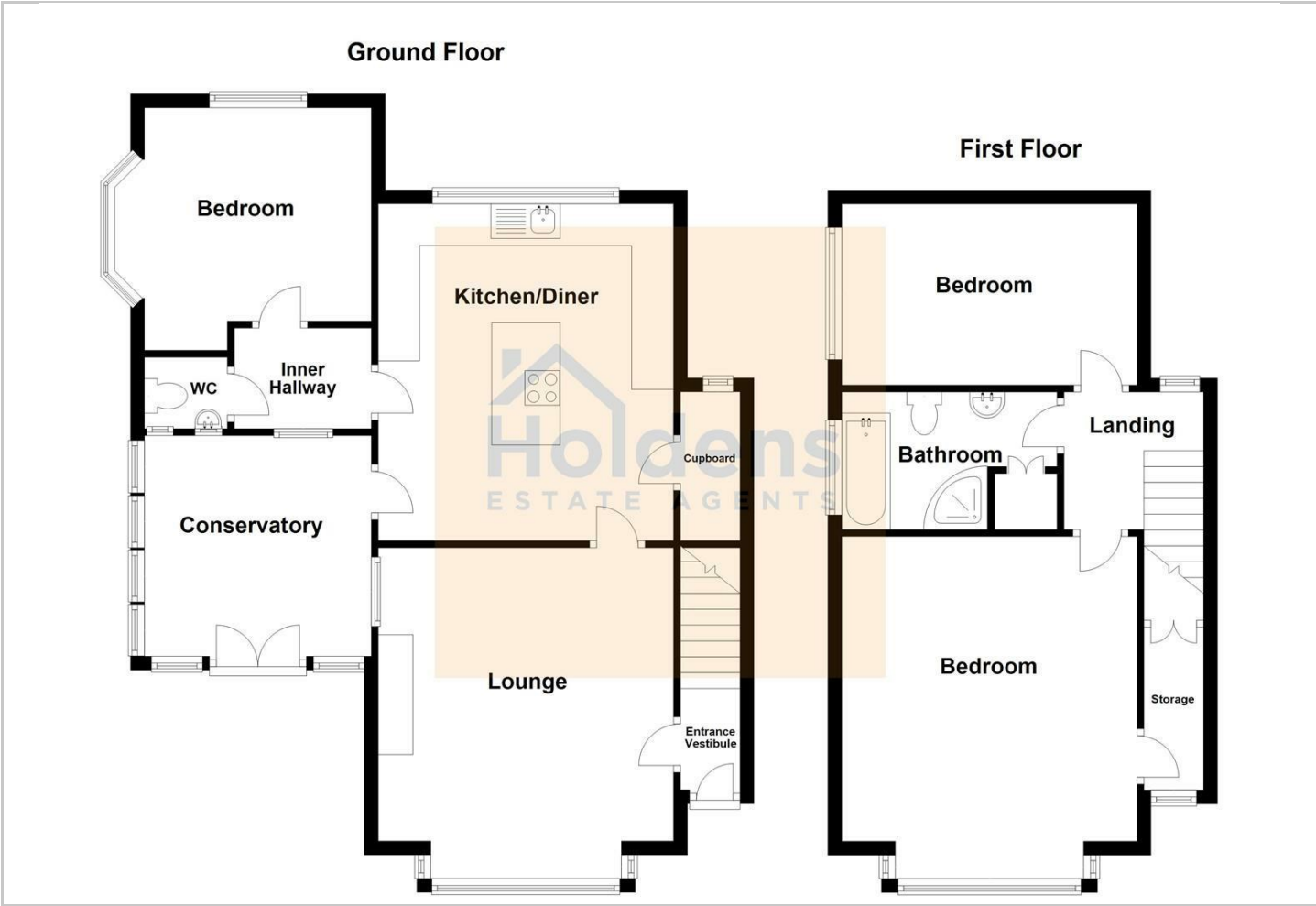
Hybrid Map



Terrain Map



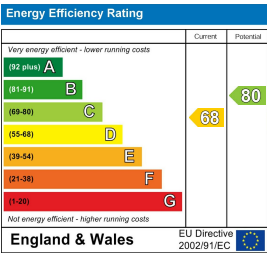
Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.