



## 4 Mossfield Close

Lostock Hall, Preston, PR5 5AG



**£179,950**

This lovely semi detached house stands in the popular family area of Lostock Hall. Tastefully presented, the internal accommodation is well maintained and thoughtfully decorated and comprises an entrance hall, lounge, modern kitchen/diner, two double bedrooms, third single room and bathroom. Externally, the property provides a garage conversion with a bedroom and en-suite, gardens to the front and rear with ample off road parking. Viewings by appointment only. EPC rating D. Council Tax Band B. Freehold. Call 01772 698888 to arrange.







## Ground Floor

### Entrance Hallway

UPVC double glazed front door, UPVC double glazed window to side, stairs up to the first floor.

### Lounge

14'8" x 15'9" (4.475 x 4.809)

UPVC double glazed window to front, radiator, door in to the kitchen diner.

### Kitchen / Diner

14'6" x 8'0" (4.436 x 2.441)

Laminate and tiled flooring, UPVC double glazed windows and doors to rear, wall and base units with contrasting worktops, integrated four ring gas hob and electric oven with overhead extractor fan, recessed spotlights, heated towel rail, space for fridge freezer, space for washing machine and dishwasher, stainless steel sink with single drainer.

### Conservatory

8'3" x 7'4" (2.532 x 2.253)

Laminate flooring, windows to rear and side, door to the side leading to the garden, wall and base units with contrasting worktop, space for washing machine.

## First Floor

### Landing

UPVC double glazed window to side, doors into three bedrooms, door into bathroom, loft hatch.

### Bedroom One

13'5" x 8'5" (4.105 x 2.581)

UPVC double glazed window to front, radiator.

### Bedroom Two

10'5" x 8'5" (3.198 x 2.580)

UPVC double glazed window to rear, radiator.

### Bedroom Three

7'3" x 5'11" (2.221 x 1.824)

UPVC double glazed window to front, radiator, built-in storage cupboard.

### Bathroom

5'9" x 5'5" (1.769 x 1.664)

UPVC double glazed frosted window to rear, flooring, tiling to wall, bath with overhead shower, sink basin with built-in vanity cupboard, WC, recessed spotlights.

### External

Rear patio raised flower beds to back, detached Garage conversion comprises bedroom and en-suite. Off road parking to front.

### Garage Conversion

### Bedroom Four

13'0" x 8'10" (3.969 x 2.717)

UPVC double glazed door to side, UPVC double glazed window to front, wall mounted electric radiator, Door into en-suite

### En-Suite

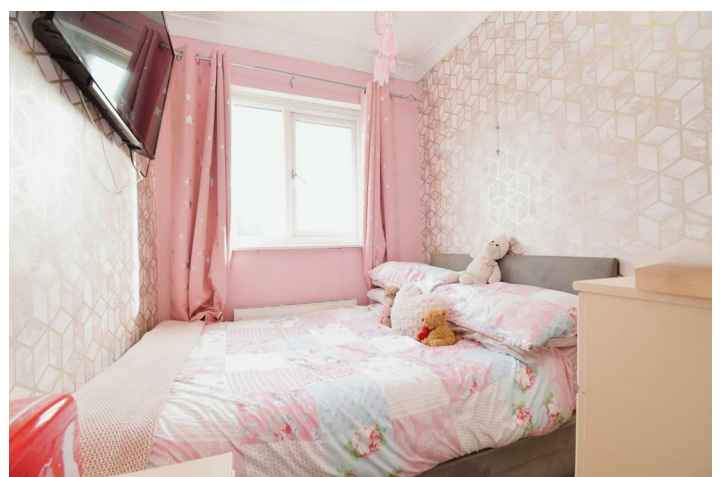
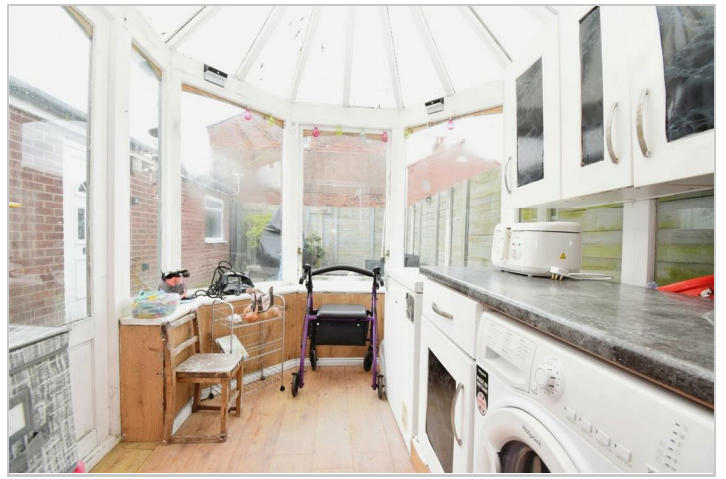
8'10" x 5'1" (2.709 x 1.566)

UPVC double glazed frosted window to side, laminate flooring, WC, basin, bath with overhead shower, wall panels, recessed spotlights.

## PROPERTY MISDESCRIPTIONS ACT

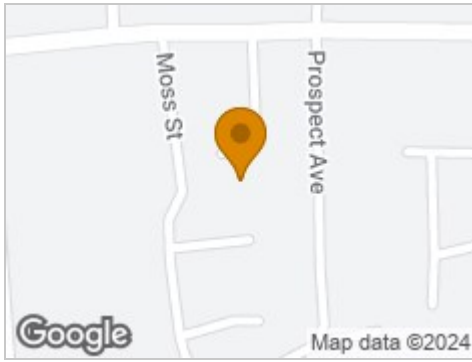
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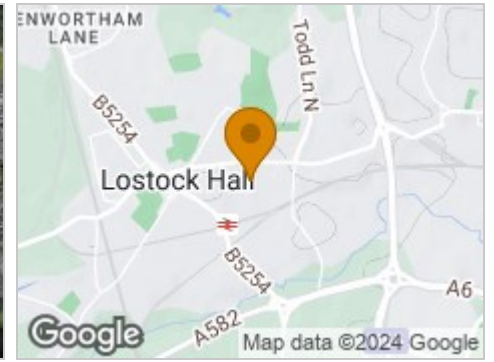
## Road Map



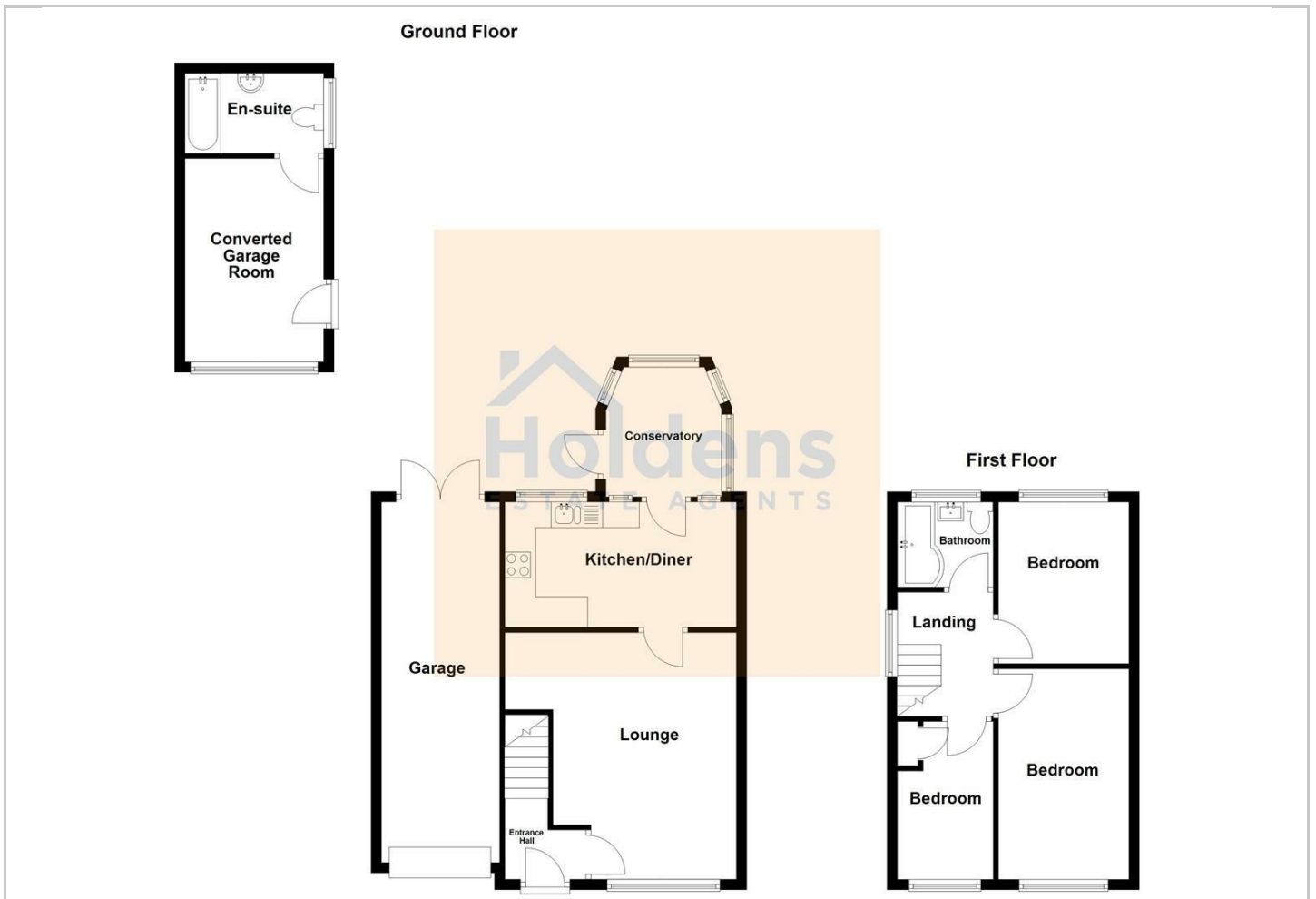
## Hybrid Map



## Terrain Map



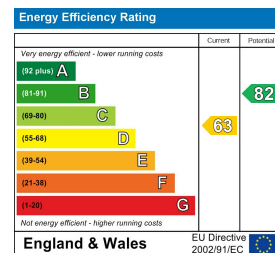
## Floor Plan



## 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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