



49 Chain House Lane

Whitestake, Preston, PR4 4LD



£295,000

This beautiful detached true bungalow is immaculately presented throughout and available with No Onward Chain. The property has been renovated by its' current owners to high degree and is decorated neutrally so that a new owner can personalise it to their own taste. The internal accommodation provides two good sized bedrooms, spacious lounge with feature fireplace and large bay window, a superb fitted kitchen with integrated appliances and a modern four piece bathroom suite. The property offers delightful gardens and provides excellent parking facilities. Internal viewing is essential to fully appreciate this truly lovely family home. Freehold. Council Tax Band E. EPC rating D.





Entrance Hallway

Composite double glazed front door, Karndean flooring, central heating radiator, cupboard housing the electric meter and fuse box, doors to the lounge, dining room and the two bedrooms.

Lounge

15'8" x 12'8" (4.794m x 3.863m)

uPVC double glazed bay windows to front and side, central heating radiator, feature fireplace with Adam style surround housing an electric fire.

Dining Room

12'2" x 8'8" (3.709m x 2.656m)

uPVC double glazed window to rear, central heating radiator, Karndean flooring, open to the kitchen.

Kitchen

15'0" x 9'0" (4.587m x 2.762m)

Fitted with a range of modern wall and base units in Shaker grey with chrome handles and contrasting worktops. Integrated appliances include a composite sink in black with flexi tap, dishwasher, washing machine, oven combo with microwave, four ring electric hob with overhead extractor and fridge/freezer. Wall mounted combi boiler. Recessed spotlights, Karndean flooring. uPVC double glazed windows and exit door to side.

Bedroom One

12'5" x 12'1" (3.795m x 3.701m)

uPVC double glazed window to front, central heating radiator.

Bedroom Two

12'3" x 11'1" (3.738m x 3.401m)

uPVC double glazed window to rear, central heating radiator, TV point.

Bathroom

12'2" x 5'8" (3.725m x 1.746m)

uPVC double glazed frosted window to side, Karndean flooring, recessed spotlights. Four piece suite comprising bath, shower enclosure with rainfall shower head, pedestal handbasin and low level wc. Heated ladder towel rail.

EXTERNAL

Garden to front mainly laid to lawn with spacious driveway for multiple vehicles. The south facing rear garden offers both a lawn and stone flagged patio, together with a brick built outhouse which benefits from power and lighting, a large greenhouse and, to the side, a wooden shed.

PROPERTY MISDESCRIPTIONS ACE

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



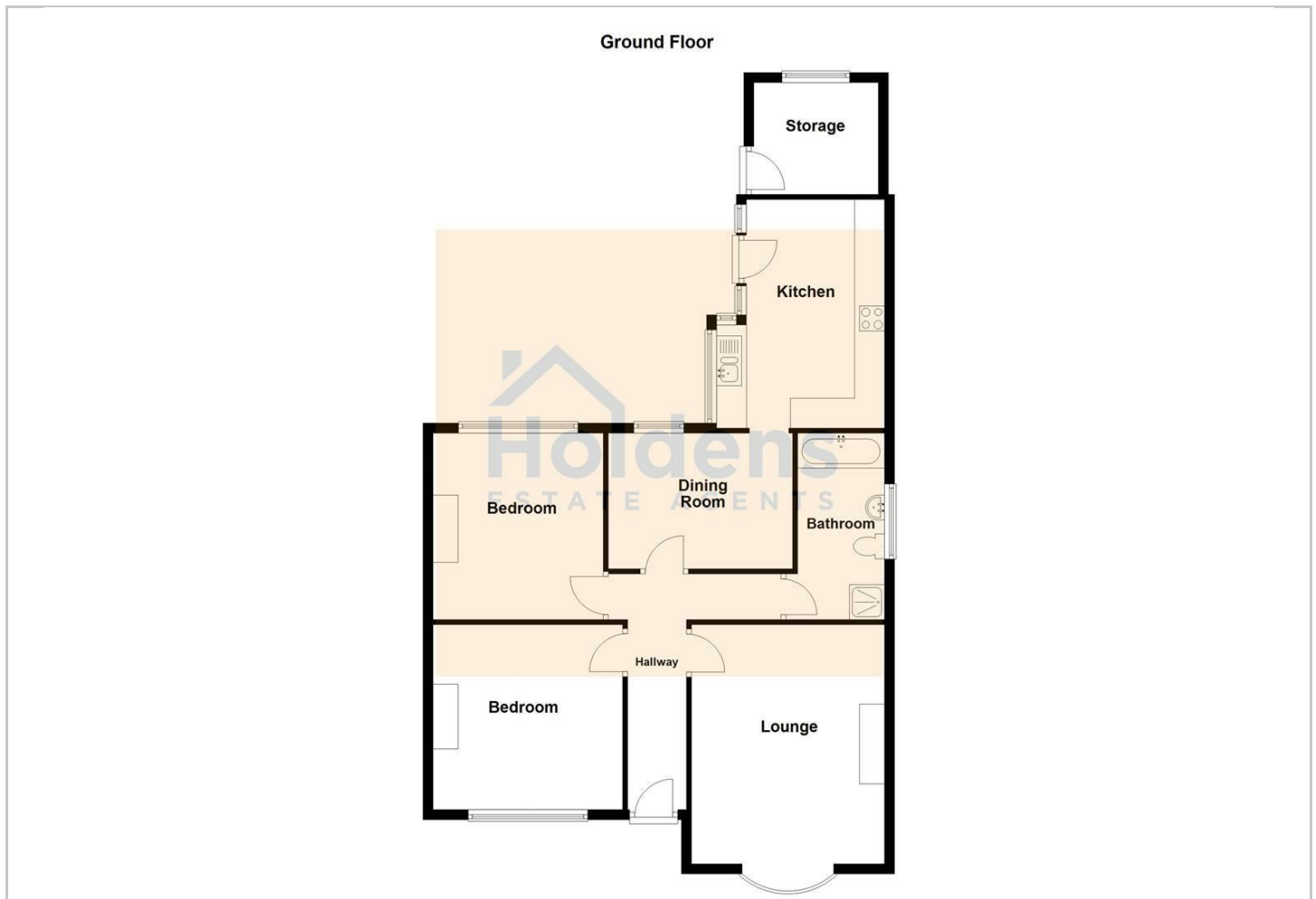
Hybrid Map



Terrain Map



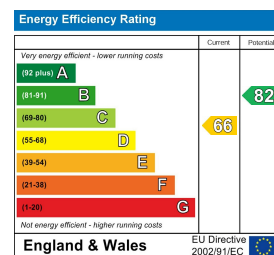
Floor Plan



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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