



## 24 Central Park Road

Lostock Hall, Preston, PR5 5BW



**£255,000**

Built in 2016, this well presented detached property would make an ideal home for the growing family. Standing on a large plot in very pleasant and convenient residential estate in Lostock Hall, this lovely house offers spacious and bright rooms with ample storage. The internal accommodation provides an entrance hallway, downstairs cloakroom, good size lounge, a superb contemporary fitted kitchen with integrated appliances and dining area opening to the rear garden. On the first floor there is a bright and airy landing, a master bedroom a spacious en-suite, two further double bedrooms and a modern three piece bathroom suite. Low maintenance gardens to front and rear. There is excellent off road parking together with a detached garage. Internal viewing is highly recommended to fully appreciate the quality and space of this most desirable family home. Council Tax Band D. EPC rating Band B. Leasehold - details on request.







## GROUND FLOOR

### Hallway

Composite double glazed door to the front, stairs to the 1st floor, doors into WC, lounge and kitchen diner, under stairs storage cupboard, radiator, laminate flooring.

### Lounge

15'8" x 10'2" (4.790 x 3.112)

uPVC double glazed bay window to the front, radiators, laminate flooring.

### Downstairs WC

5'6" x 3'8" (1.690 x 1.139)

Frosted uPVC double glazed window to the front, low level flush WC, hand wash basin, radiator, laminate flooring.

### Dining Kitchen

19'0" x 9'4" (5.799 x 2.859)

uPVC double glazed french doors and window to the rear, high gloss wall and base units with contrasting worktops, stainless steel sink with single drainer, integrated Neff dishwasher, integrated Neff four ring gas hob and fan oven with overhead extractor, integrated fridge freezer, integrated washing machine, radiators, recessed spotlights, space for dining room table, laminate flooring.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side, doors into three bedrooms and bathroom, built-in storage cupboard, loft hatch.

### Bedroom One

11'8" x 10'3" (3.572 x 3.125)

uPVC double glazed window to the front, radiator, door into en-suite.

### En-suite Shower Room

uPVC double glazed window to the side, low level flush WC, hand wash basin with pedestal base, radiator, enclosed shower with tiled splashbacks, recessed spotlights, laminate flooring.

### Bedroom Two

10'5" x 10'3" (3.195 x 3.139)

uPVC double glazed window to the rear, radiator, built-in wardrobes.

### Bedroom Three

9'7" x 8'6" (2.923 x 2.593)

uPVC double glazed window to the rear, radiator.

### Bathroom

9'1" x 5'6" (2.770 x 1.700)

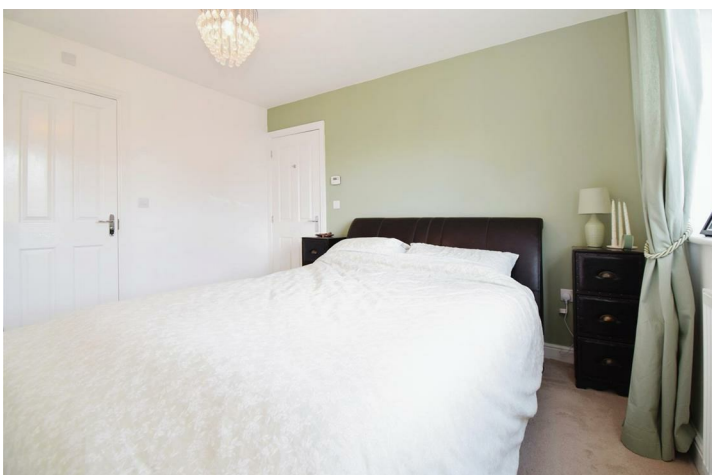
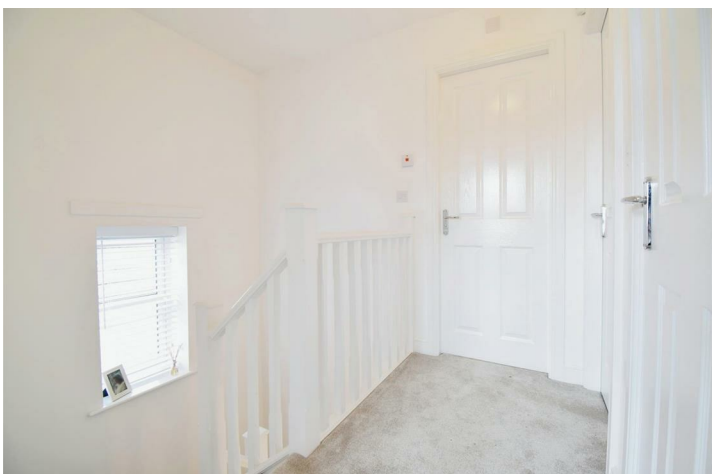
Three piece suite in white comprising a bath, pedestal hand basin and low level WC. Fully tiled walls. uPVC double glazed frosted window to side. Laminate flooring.

## EXTERNAL

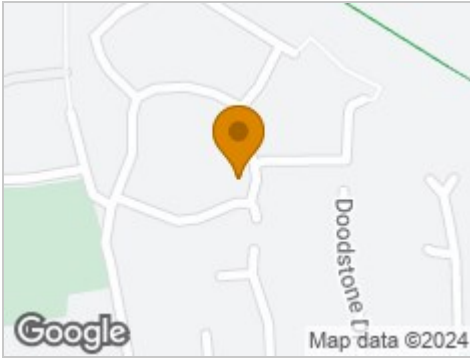
Open lawned garden to the front of the property with extended driveway to the side providing off road parking for several cars. Detached garage which has been split to allow a workshop to the front and storage to the back. The rear garden offers a large area of lawn, flagged patio and is enclosed with timber fencing.

## 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



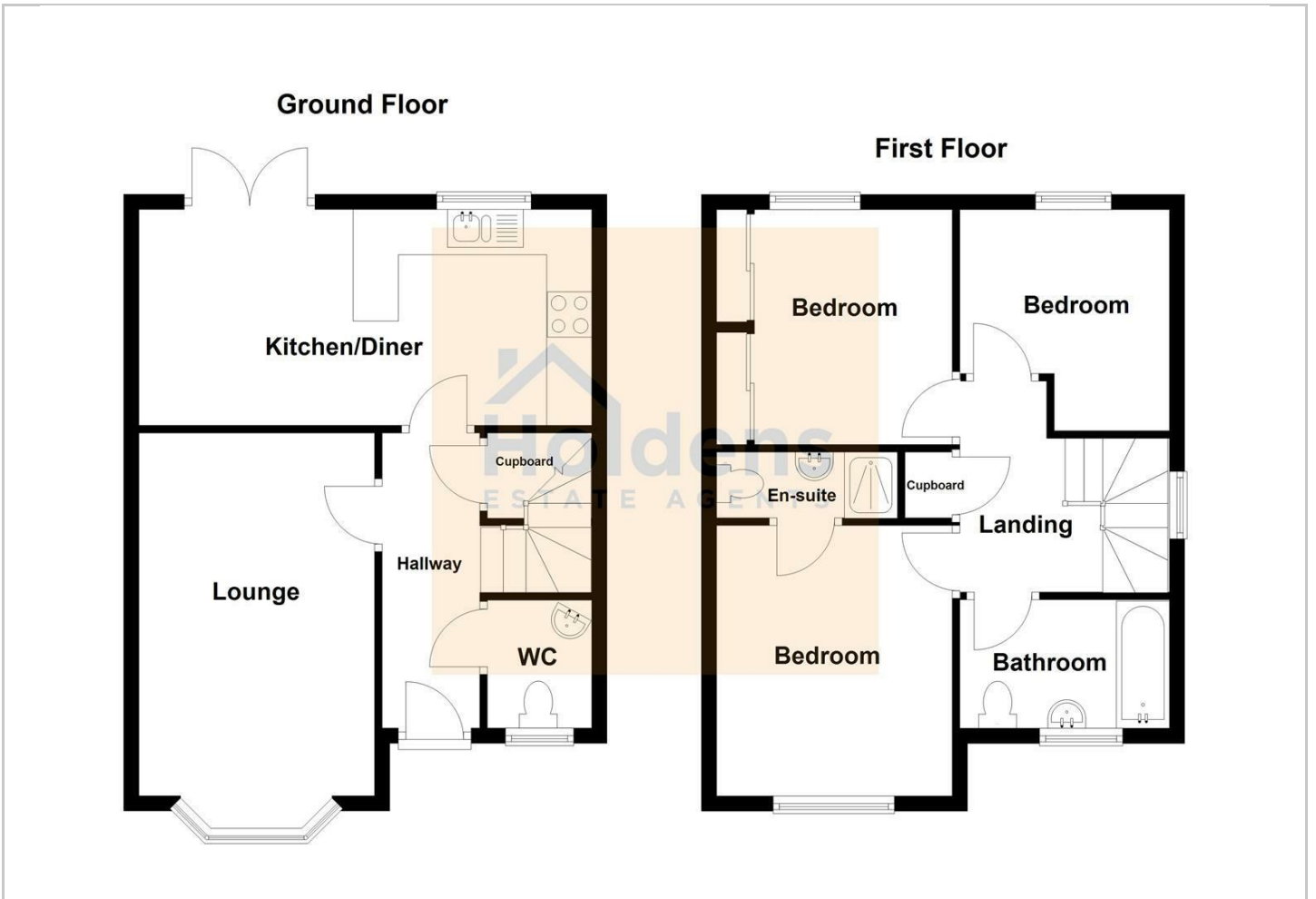
## Hybrid Map



## Terrain Map



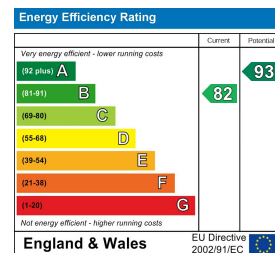
## Floor Plan



## 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