



70 Todd Lane North

Lostock Hall, Preston, PR5 5UQ



£239,950

Extended semi detached house available with NO ONWARD CHAIN, situated within a short distance of Lostock Hall and with excellent access to the local motorway network. Whilst still retaining traditional features and benefitting from spacious rooms and good sized gardens, this lovely property is double glazed and has central heating throughout. The ground floor accommodation comprises a handy vestibule, hallway, two reception rooms, an extended kitchen, separate utility room and a conservatory. On the first floor there is a bright landing, three bedrooms and the family bathroom. This is a wonderful family home - don't delay, call now to arrange a viewing. Freehold. EPC rating D. Council tax Band C.





GROUND FLOOR

Entrance Vestibule

uPVC double glazed front door, tiled flooring, shelving, meter cupboard, door to the hallway.

Hallway

Doors to the two reception rooms and kitchen/diner. Central heating radiator. Stairs to the first floor.

Lounge

12'0" x 12'0" (3.680m x 3.669m)

uPVC double glazed bay window to front, central heating radiator, feature fireplace housing an electric fire, wall lights.

Second Reception Room

13'0" x 10'11" (3.974m x 3.343m)

uPVC double glazed doors opening into the conservatory, central heating radiator, open chimney housing a log burner, shelving to alcove.

Conservatory

9'9" x 6'10" (2.990m x 2.101m)

uPVC double glazed windows to rear and side, uPVC double glazed French doors to rear, laminate flooring, electric radiator, wall lights, opening to the kitchen/diner.

Kitchen/Diner

16'5" x 7'11" (5.007m x 2.414m)

uPVC double glazed windows to side, part laminate/part tiled flooring, central heating radiator. Wall and base units with contrasting worktops. Wine rack, stainless steel sink and drainer with tiled splashback. Integrated four ring hob and oven. Recessed spotlights. Under-stairs storage cupboard housing the Baxi combi boiler.

Utility Room

7'10" x 5'4" (2.390m x 1.647m)

uPVC double glazed door to side. Wall and base units. Shelving. Space for a washing machine. Central heating radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side, doors to the three bedrooms and the bathroom. Loft hatch.

Bedroom One

13'1" x 10'11" (4.005m x 3.346m)

uPVC double glazed window to rear, laminate flooring, central heating radiator, shelving, decorative fireplace.

Bedroom Two

12'1" x 10'7" (3.690m x 3.239m)

uPVC double glazed window to front, central heating radiator, built in wardrobes, decorative fireplace, wall lights.

Bedroom Three

8'8" x 6'11" (2.651m x 2.122m)

uPVC double glazed window to front, central heating radiator, shelving.

Bathroom

8'0" x 5'8" (2.461m x 1.732m)

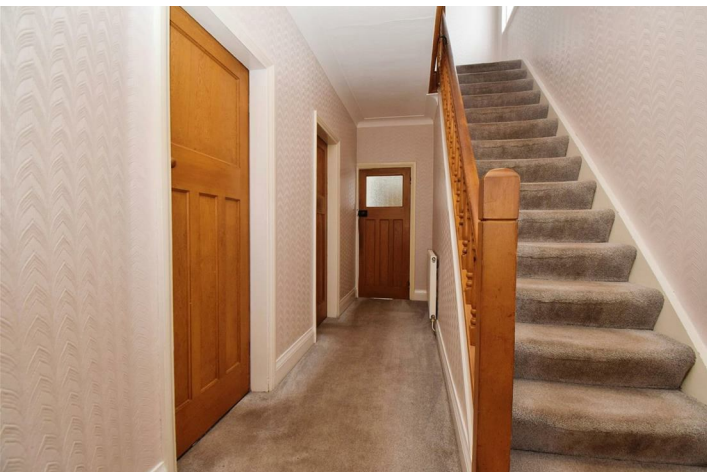
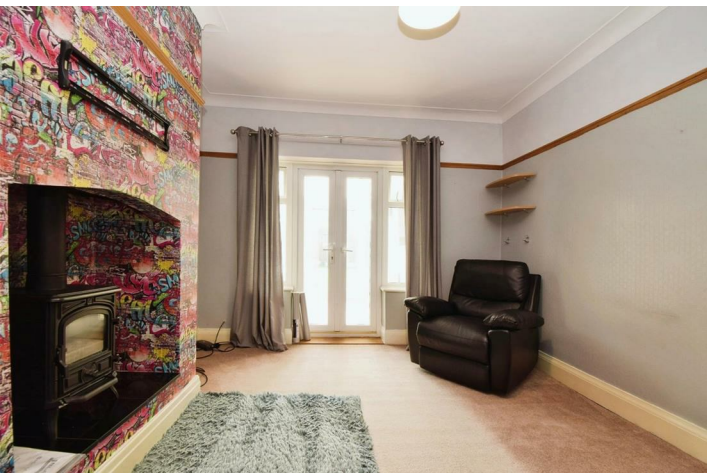
uPVC double glazed frosted window to rear, laminate flooring. Three piece suite comprising a bath with overhead electric shower, low level wc and hand basin in vanity unit. Panelled ceiling. Tiled splashbacks. Recessed spotlights. Mirrored bathroom cabinet. Central heating radiator.

EXTERNAL

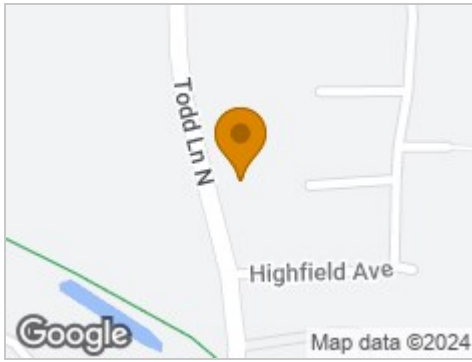
To the front of the property, there is a spacious low maintenance stone garden and driveway for several vehicles. The rear garden is mainly laid to lawn and offers a flagged patio and detached single garage with power and lighting.

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.



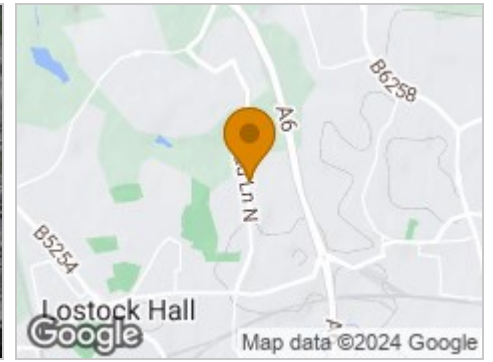
Road Map



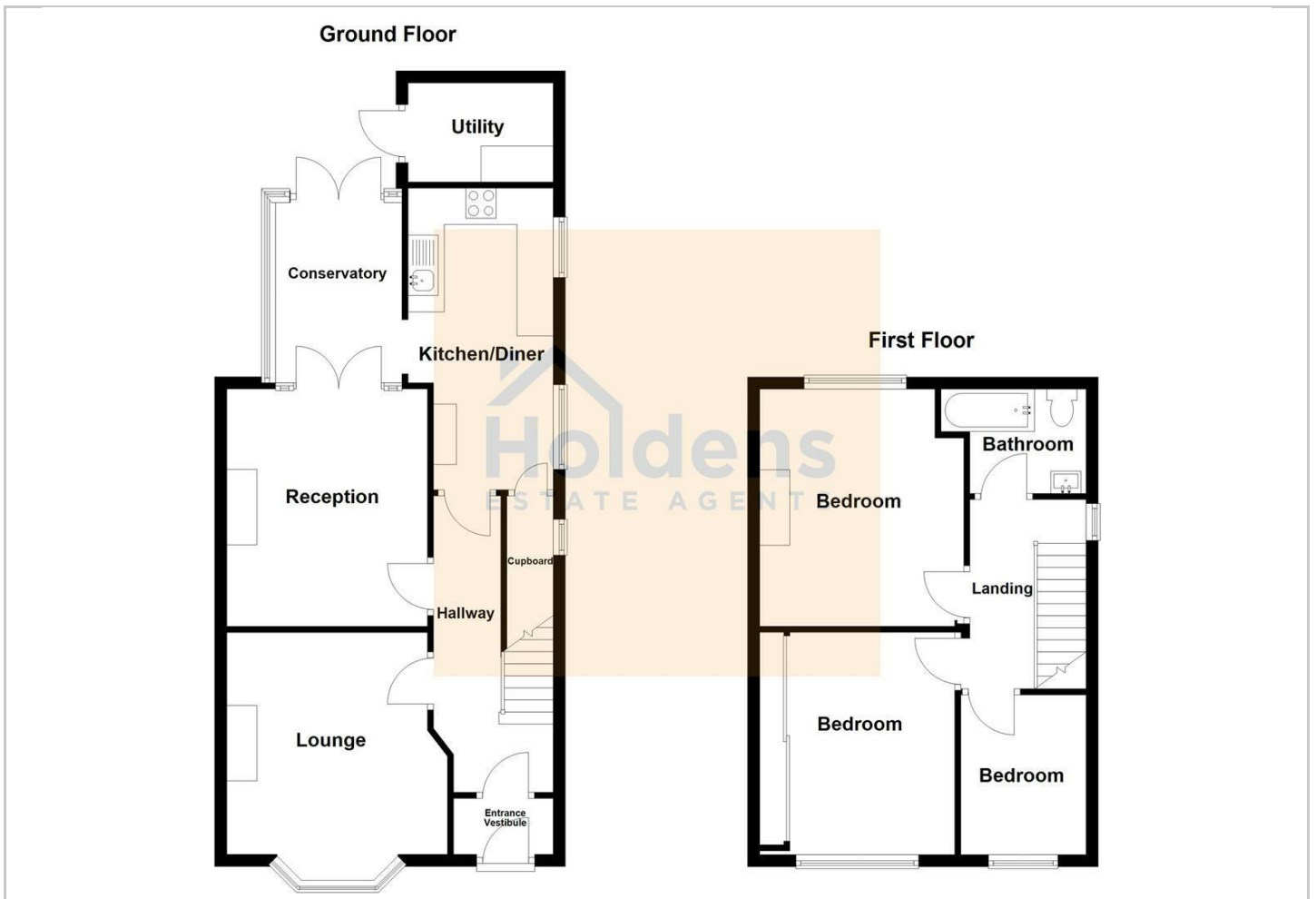
Hybrid Map



Terrain Map



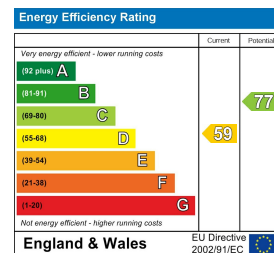
Floor Plan



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



Misdescriptions Act

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