



15 Highgale Gardens

Lostock Hall, Preston, PR5 5YT

Offers Over £265,000



A rare opportunity to acquire this three bedroom bungalow, occupying a most sought after location available with NO ONWARD CHAIN. Tastefully improved throughout by the current vendor briefly the property comprises a light and open lounge, leading into a modern kitchen/diner complete with an integrated hob, oven & overhead extractor fan, three piece bathroom, two double bedrooms & a single bedroom with built in wardrobe. Two separate driveways providing plenty of off road parking to the front as well as a integral garage to side, with a private enclosed garden to the rear. Early viewings are highly recommended to avoid missing out on this superb property. FREEHOLD, Council Tax Band D.



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Entrance Hallway

Composite door, uPVC double glazed window to side, radiator, laminate flooring, loft hatch, doors into lounge, kitchen/diner, bathroom & three bedrooms, built in storage cupboard housing combi boiler.

Lounge

15'2" x 9'10" (4.641 x 3.016)

uPVC double glazed window to rear, laminate flooring, fireplace surround, radiator, opening into kitchen/diner, recessed spotlights.

Kitchen/Diner

20'8" x 10'3" (6.301 x 3.140)

uPVC double glazed window to side, uPVC double glazed French doors to rear, radiator, laminate flooring, recessed spotlights, breakfast bar, wall & base units with contrasting worktops, integrated four ring gas hob & electric oven with over head extractor fan, stainless steel sink with single drainer, tiled splashbacks, spaces for washer, dryer & fridge.

Bathroom

10'4" x 6'4" (3.161 x 1.955)

uPVC double glazed window to side, laminate flooring, tiled splashbacks, wc, basin with pedestal base, heated towel radiator, bath with dual shower heads & folding screen.

Bedroom One

11'4" x 10'2" (3.465 x 3.121)

uPVC double glazed window to front, laminate flooring, radiator.

Bedroom Two

9'10" x 8'7" (3.020 x 2.638)

uPVC double glazed window to front, laminate flooring, radiator.

Bedroom Three

7'1" x 6'7" (2.173 x 2.016)

uPVC double glazed window to side, laminate flooring, radiator, built in wardrobe with sliding doors.

Garage

17'0" x 8'5" (5.196 x 2.587)

uPVC double glazed door to side, uPVC double glazed window to rear, electric door to front, power & lighting.

EXTERNAL

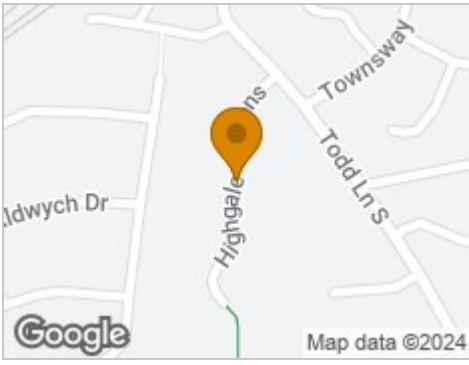
Two driveways to front for multiple vehicles, front lawn, enclosed rear garden set mostly to lawn with raised decking seating area, established trees to rear.

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.



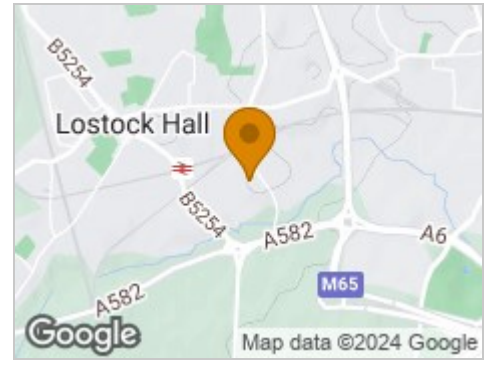
Road Map



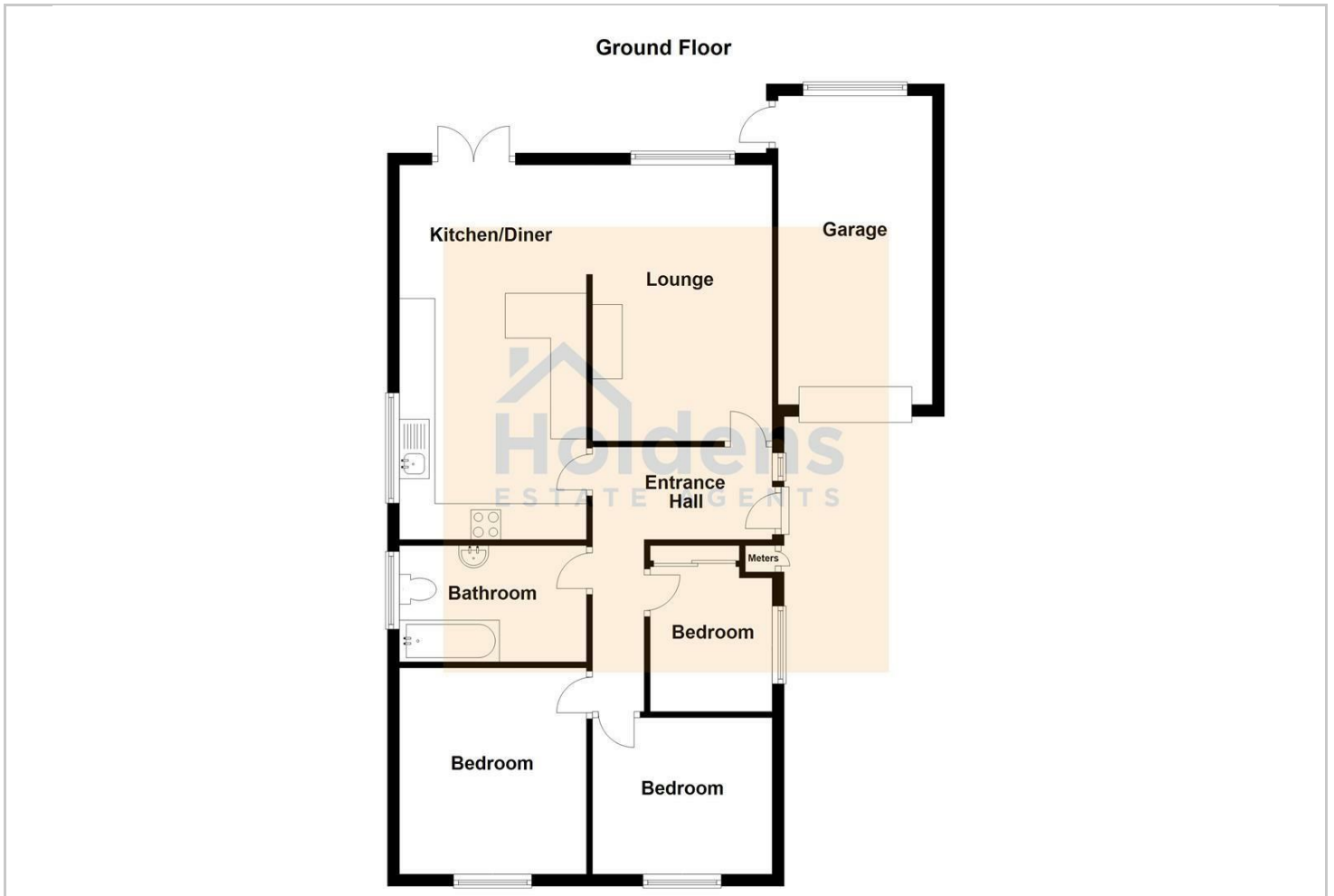
Hybrid Map



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

