



## 30 Alpine Avenue

Lostock Hall, Preston, PR5 5LG

**£170,000**



An attractive and well maintained semi detached bungalow available with NO ONWARD CHAIN. Early viewings are highly recommended for this wonderful property which is modernised throughout and also benefits from solar panels. The internal accommodation comprises a kitchen with ample storage and some integrated appliances, a spacious lounge, two bedrooms, conservatory and fully tiled modern shower room. Externally, there is ample off road parking and a detached garage with power and lighting. Freehold. EPC rating B. Council Tax Band B.



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## **Kitchen**

14'6" x 6'9" (4.424m x 2.079m)

uPVC double glazed windows to front and side. uPVC double glazed door to side. Fitted with wall and base cupboards with contrasting worktop and white tiled splashback. Integrated appliances include a fridge/freezer, four ring electric hob and fan oven, stainless steel sink and drainer. Spaces for a washing machine and dryer. Wall mounted Baxi combi boiler. Laminate flooring, central heating radiator.

## **Lounge**

17'11" x 11'2" (5.464m x 3.416m)

uPVC double glazed window to front, central heating radiator, tiled flooring. Electric fire.

## **Inner Hallway**

Laminate flooring. Doors to the two bedrooms and the shower room. Storage cupboard. Loft access. Recessed spotlights.

## **Shower Room**

5'10" x 5'4" (1.801 x 1.641)

uPVC double glazed frosted window to side. Tiled flooring and walls. Three piece suite comprising a WC, pedestal hand basin and shower enclosure with rainfall shower head. Recessed spotlights. Heated towel radiator. Mirrored cabinet.

## **Bedroom One**

11'9" x 7'8" (3.596m x 2.360m)

uPVC double glazed window to rear. Laminate flooring. Central heating radiator.

## **Bedroom Two**

10'4" x 8'9" (3.172m x 2.670m)

uPVC double glazed French doors to the conservatory. Laminate flooring. Central heating radiator.

## **Conservatory**

10'10" x 9'5" (3.303m x 2.878m)

Brick base. uPVC double glazed windows to rear and side. uPVC double glazed French doors to rear. Laminate flooring. Panelled ceiling.

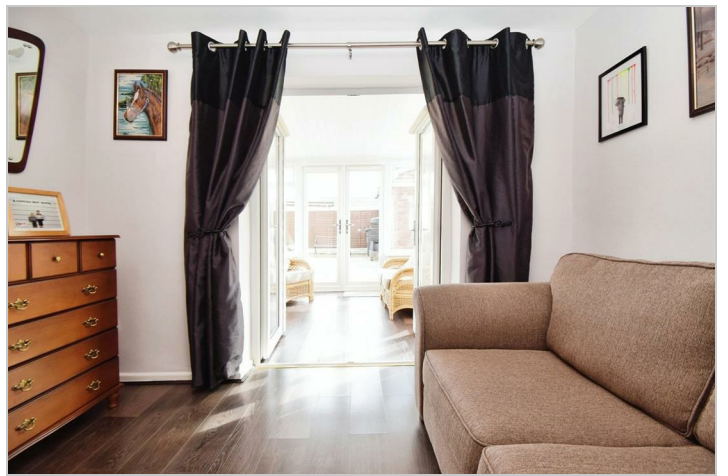
## **EXTERNAL**

To the front of the property, there is an extended printed concrete driveway providing off road parking. The rear garden is low maintenance with an Indian stone flagged patio and detached single garage benefitting from power, lighting and a water point.

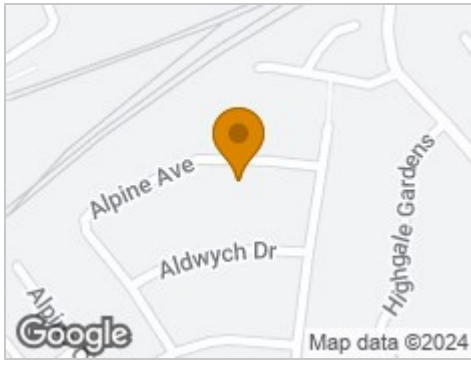
## **PROPERTY MISDESCRIPTIONS ACT**

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



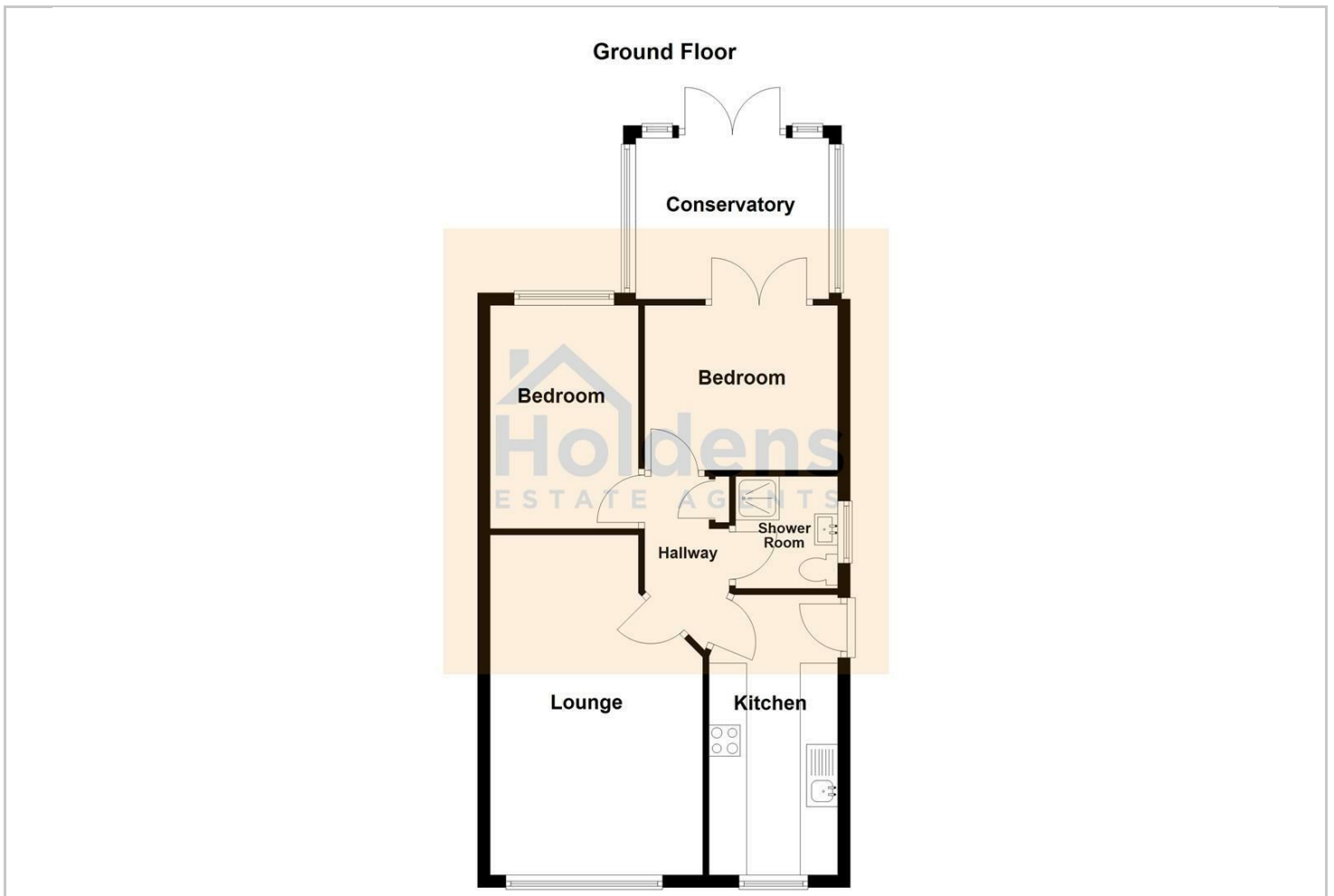
## Hybrid Map



## 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

