



14 Sephton Street

Lostock Hall, Preston, PR5 5RP



£129,950

Available with NO ONWARD CHAIN, this three bed semi detached house is ideal for those requiring a central location. Garden fronted and standing at the end of a cul de sac, this family home has great potential and is sure to be a popular choice for first time buyers and investors. The accommodation on offer is comprised of an entrance hall with an archway of windows around the front door, lounge with feature fireplace and large window overlooking the front garden and a kitchen/diner with some integrated appliances. On the first floor, there are two spacious double bedrooms, a single bedroom and the bathroom. Be the first to view, call now on 01772 698888. Freehold. Council tax band B. EPC rating C.





GROUND FLOOR

Entrance hallway

uPVC double glazed front door, radiator, stairs to the first floor, under stairs storage cupboard, doors into the lounge and kitchen/diner.

Lounge

12'10" x 11'5" (3.920m x 3.490m)

uPVC double glazed window to front, radiator, feature fireplace housing an electric fire.

Kitchen/Diner

19'2" x 8'10" (5.856m x 2.710m)

uPVC double glazed windows and door to rear, laminate flooring. Fitted with wall and base units with contrasting worktop and panelled splashback. Breakfast bar. Stainless steel sink and drainer, integrated fridge/freezer, integrated four ring electric hob with overhead extractor, integrated oven. Space for a washing machine. Wall mounted combi boiler. Recessed spotlights. Radiator.

FIRST FLOOR

Landing

Doors to thr three bedrooms and the family bathroom, radiator, uPVC double glazed window to side, loft hatch.

Bedroom One

11'10" x 11'6" (3.623m x 3.514m)

uPVC double glazed window to front, radiator, built in wardrobes.

Bedroom Two

11'10" x 8'10" (3.611m x 2.707m)

uPVC double glazed window to rear, radiator, ceiling fan.

Bedroom Three

7'0" x 6'5" (2.144m x 1.961m)

uPVC double glazed window to front, radiator.

Bathroom

6'10" x 5'4" (2.107m x 1.633m)

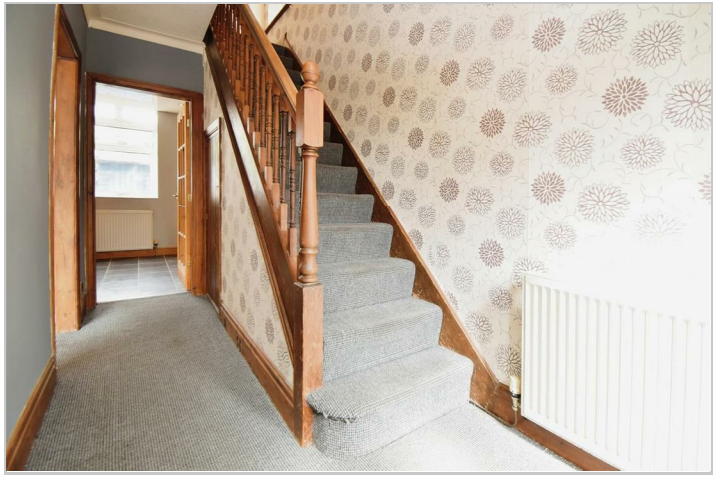
uPVC double glazed frosted window to rear, tiled walls and flooring. Three piece suite comprising a WC, pedestal hand basin and Jacuzzi style bath with overhead electric shower and glass screen. Recessed spotlights.

EXTERNAL

On street parking and small garden area to the front of the property. Low maintenance yard to rear with storage shed.

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



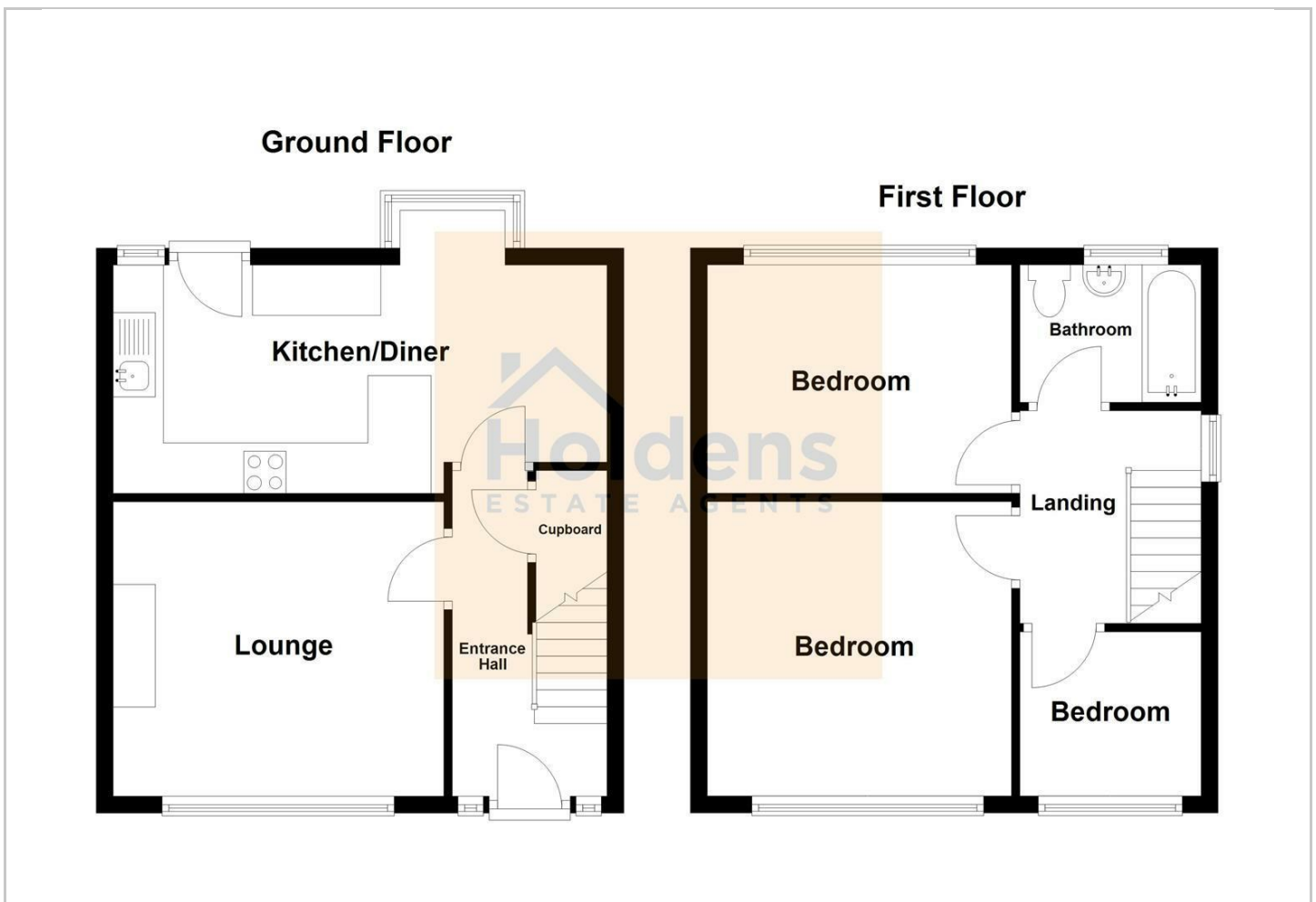
Hybrid Map



Terrain Map



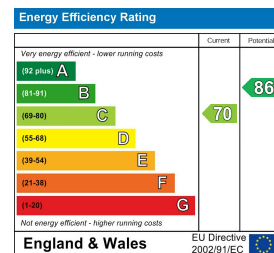
Floor Plan



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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