



49 Ampleforth Drive

Lostock Hall, Preston, PR5 5TD



£164,950

Available with NO ONWARD CHAIN this semi detached bungalow offers an exciting opportunity to personalise and make a fabulous new home. Neutrally decorated throughout, the accommodation comprises an attractive modern kitchen, inner hallway, lounge, two bedrooms, bathroom and spacious conservatory. Externally, there are gardens front and rear, off road parking and a single detached garage. EPC rating E. Council Tax Band B. Freehold.





Kitchen

11'5" x 10'9" (3.481m x 3.277m)

uPVC double glazed entrance door to side, uPVC double glazed windows to front and side. Wall and base cupboards with tiled splashback and quartz worktops incorporating a black composite sink. Space for a washing machine, space for a fridge/freezer, space for a cooker. Wall mounted Worcester combi boiler. Recessed spotlights, vertical designer radiator, laminate flooring.

Hallway

Doors to the kitchen, lounge, two bedrooms and the bathroom. Loft hatch. Recessed spotlights.

Lounge

13'10" x 11'7" (4.230m x 3.535m)

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

Bathroom

8'4" x 5'5" (2.548m x 1.671m)

uPVC double glazed frosted window to side. Tiled flooring and walls, three piece suite comprising a WC, pedestal hand basin and bath with overhead shower. Lighted mirror. Radiator. Recessed spotlights.

Bedroom One

11'7" x 10'8" (3.541m x 3.271m)

uPVC double glazed window to rear, radiator.

Bedroom Two

11'5" x 7'11" (3.497m x 2.425m)

uPVC double glazed double doors to the conservatory, radiator.



Conservatory

13'3" x 10'11" (4.064m x 3.337m)

Brick base, uPVC double glazed double doors to side, uPVC double glazed windows to rear and side, radiator, ceiling fan.

EXTERNAL

The front garden is mainly laid to lawn beside which runs a driveway leading to a single detached garage. To the rear, the garden benefits from a good degree of privacy and offers both a flagged patio, lawn and a variety of small trees and shrubs.

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



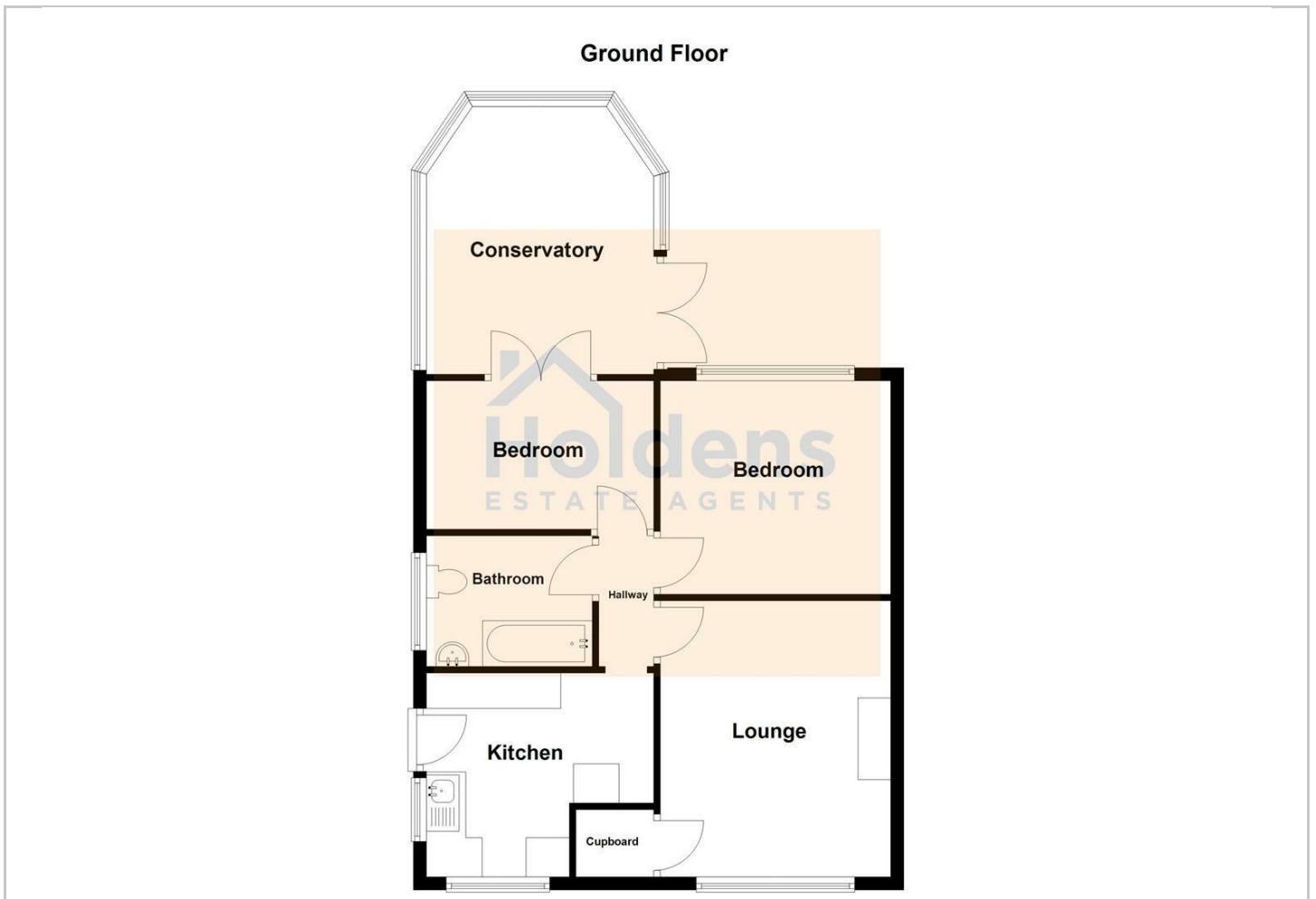
Hybrid Map



Terrain Map



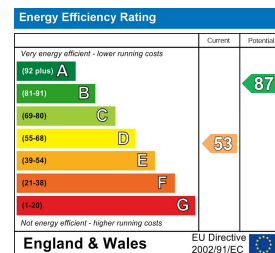
Floor Plan



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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