



## 4 Camwood Drive

Lostock Hall, Preston, PR5 5AU

**Price Guide £140,000**



Available with NO ONWARD CHAIN, this family home stands in a pleasant residential area with good access to the local amenities. Although in need of modernisation, the property already benefits from double glazing, gas central heating and spacious rooms. Briefly, the internal ground floor accommodation comprises a handy entrance vestibule, hallway, kitchen, lounge, dining room, one double bedroom and a shower room. On the first floor, there are two double bedrooms. Externally, there are mature gardens front and rear and a detached garage. Freehold. Council Tax Band C. EPC rating D. Accompanied viewings available - call 01772 698888.



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## GROUND FLOOR

### Entrance Vestibule

uPVC double glazed door and window to side, door to hallway.

### Entrance Hallway

Central heating radiator, under stairs storage cupboard, doors to the bedroom, lounge, dining room and shower room. Stairs to the first floor.

### Lounge

14'10" x 10'9" (4.524m x 3.278m)

uPVC double glazed window to front, central heating radiator, feature fireplace with marble effect surround and hearth housing a gas fire, wall lights.

### Dining Room

19'5" x 10'8" (5.925m x 3.270m)

uPVC double glazed windows to rear and side. Central heating radiator. Under stairs storage cupboard. Double doors to the kitchen.

### Kitchen

8'9" x 7'11" (2.691m x 2.438m)

uPVC double glazed windows and door to rear. Fitted with wall and base units with contrasting worktop incorporating a stainless steel sink with drainer. Spaces for a washing machine, fridge/freezer and oven. Wall mounted Worcester combi boiler. Central heating radiator. Built in storage cupboard.

### Bedroom One

11'8" x 8'10" (3.576m x 2.703m)

uPVC double glazed window to front, central heating radiator.

### Shower Room

6'4" x 5'8" (1.935m x 1.741m)

uPVC double glazed frosted window to side. Tiling to walls. Three piece suite comprising an electric shower with glass screen, pedestal hand basin and low level wc. Heated ladder towel rail.

## FIRST FLOOR

### Landing

Door to the two bedrooms. Built in storage cupboard. Skylight.

### Bedroom Two

14'10" x 10'9" (4.540m x 3.299m)

uPVC double glazed window to front, central heating radiator, built in storage cupboard, second cupboard with door into alcove.

### Bedroom Three

10'7" x 10'5" (3.251m x 3.194m)

uPVC double glazed window to rear, central heating radiator, built in storage.

## EXTERNAL

Garden to front bordered by hedging and mainly laid to lawn. Detached garage to the rear. Rear garden mainly laid to lawn bordered by hedging.

## 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.



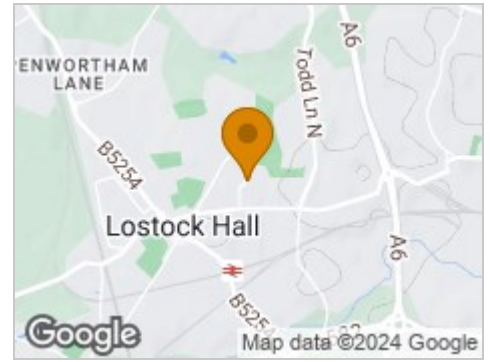
## Road Map



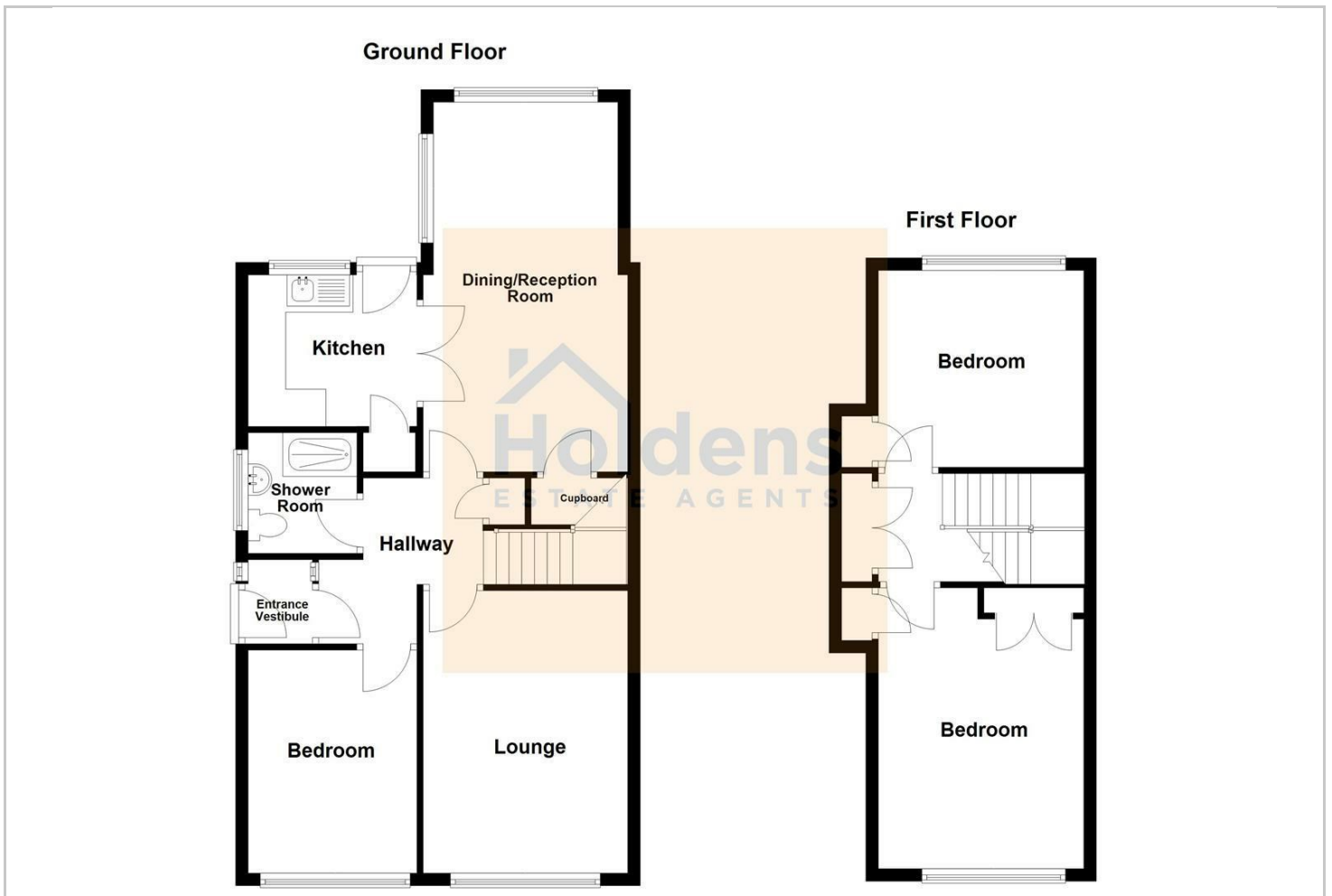
## Hybrid Map



## 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

