



Denham Browledge Road

Lostock Hall, Preston, PR5 5AD



£299,950

Standing on a spacious plot of land with a good degree of privacy and still within walking distance of the local shops and schools of Lostock Hall. This detached true bungalow has been recently renovated and decorated throughout by the current owners, offering spacious bright rooms, attractive bay windows and ample space for family life. Early viewings are highly recommended but, briefly, the accommodation comprises a handy entrance vestibule, hallway, fabulous modern kitchen/diner, lounge, three double bedrooms and a four piece bathroom suite. Freehold. NO ONWARD CHAIN. EPC rating D. Council tax band D.





Vestibule

Entrance door to front, meter cupboard, door into the hallway.

Hallway

Central heating radiator, doors into the lounge, two bedrooms, kitchen/diner and family bathroom.

Lounge

12'11" x 12'10" (3.940m x 3.929m)

uPVC double glazed bay window to front, central heating radiator, built in storage cupboards.

Bedroom One

11'10" x 11'10" (3.632m x 3.628m)

uPVC double glazed bay window to front, central heating radiator.

Bedroom Two

11'11" x 9'11" (3.639m x 3.046m)

uPVC double glazed window to side, central heating radiator.

Bathroom

12'9" x 7'10" (3.899m x 2.391m)

uPVC double glazed frosted window to side, lino flooring, tiled walls. Four piece suite comprising a WC, bath, shower enclosure with rainfall shower head and glass screen, pedestal hand basin. Heated towel rail. Extractor fan. Wall mounted Baxi combi boiler. Recessed spotlights.

Kitchen/Diner

18'3" x 11'11" (5.575m x 3.633m)

Fitted with a range of wall and base units with contrasting worktops incorporating a stainless steel sink with swan neck tap and drainer, integrated four ring hob with overhead stainless steel extractor, integrated oven and free standing Samsung

fridge/freezer. uPVC double glazed bay window with seating looking out over the rear garden, uPVC double glazed frosted window to side. Door to the storage cupboard/pantry. Door to the rear porch/utility room. Door into bedroom three. Laminate flooring. Central heating radiator.

Bedroom Three

10'11" x 10'11" (3.340m x 3.335m)

uPVC double glazed window to side, central heating radiator.

Utility Area

4'7" x 2'8" (1.412m x 0.832m)

uPVC double glazed window and frosted door to rear, worktop. Space and plumbing for a washing machine.

EXTERNAL

Outbuilding - uPVC double glazed window to rear, recessed spotlights.

Coal house.

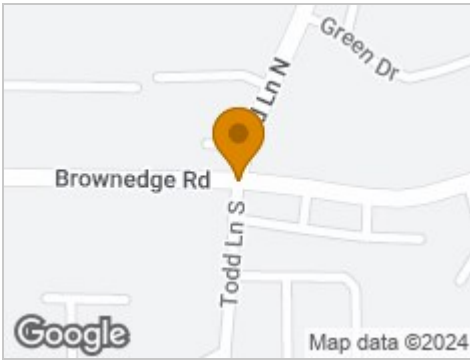
Garden to front mostly laid to lawn. Mature hedges and shrubs. Driveway parking for multiple vehicles. Enclosed garden to rear, mainly laid to lawn with raised decking and benefitting from a good degree of privacy.

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.



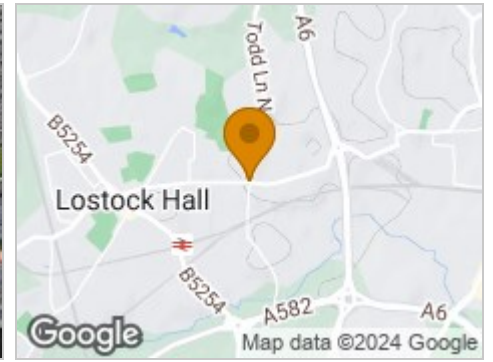
Road Map



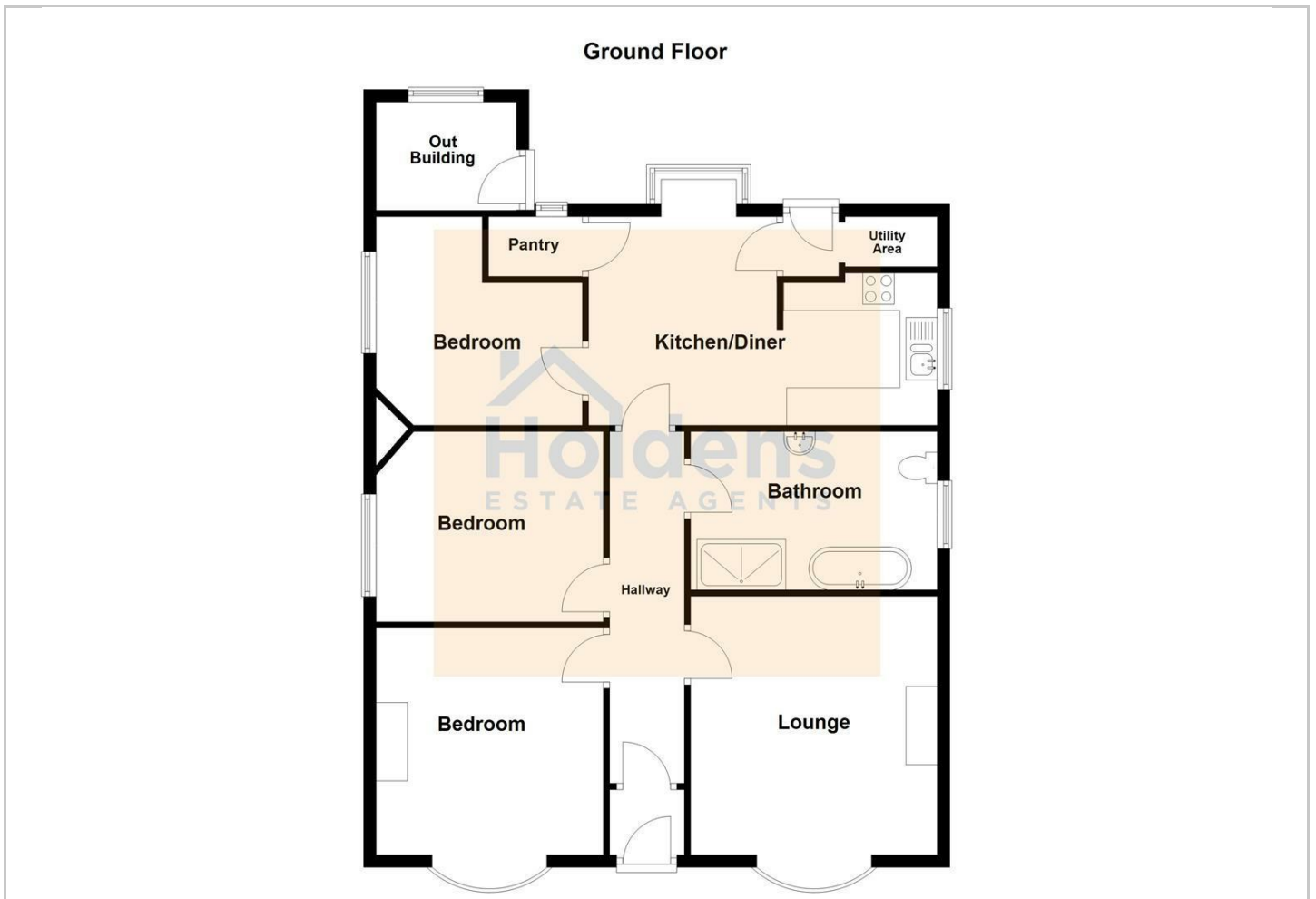
Hybrid Map



Terrain Map



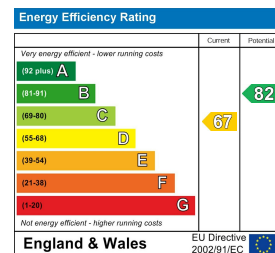
Floor Plan



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



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