



## 3 Far Croft

Lostock Hall, Preston, PR5 5SS



£160,000

Whilst in need of modernisation, this semi detached true bungalow will make a wonderful new home. Conveniently positioned close to the local amenities of Lostock Hall, the property comprises a hallway, good size lounge, kitchen/diner, two bedrooms and a shower room. Externally, there are low maintenance gardens front and rear and a detached single garage. Available with NO CHAIN. EPC rating D. Freehold. South Ribble Band B.





### Hallway

Composite double glazed door to side, central heating radiator, doors into the lounge, two bedrooms, kitchen/diner and the shower room. Storage cupboards. Access to loft by foldable loft ladder, fully carpeted and lighting.

### Lounge

13'7" x 10'11" (4.162m x 3.336m)

uPVC double glazed window to front, central heating radiator, feature fireplace housing an electric fire. Decorative beams to the ceiling and walls.

### Kitchen/Diner

15'2" x 11'5" (4.648m x 3.502m)

uPVC double glazed windows to side, uPVC double glazed door and window to rear. Lino flooring. Fitted with wall and base units with contrasting worktops incorporating a stainless steel sink and drainer. Spaces for an oven, washing machine and fridge/freezer. Wall mounted Baxi combi boiler.

### Bedroom One

13'1" x 9'7" (4.00m x 2.945m)

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

### Bedroom Two

13'0" x 10'0" (3.973m x 3.056m)

uPVC double glazed window to rear, central heating radiator.

### Shower Room

7'0" x 5'11" (2.141m x 1.810m)

uPVC double glazed frosted window to side, central heating radiator, lino flooring. Tiled walls with panelled splashbacks. Three piece suite comprising

a WC, pedestal hand basin and shower enclosure with electric shower unit.

### EXTERNAL

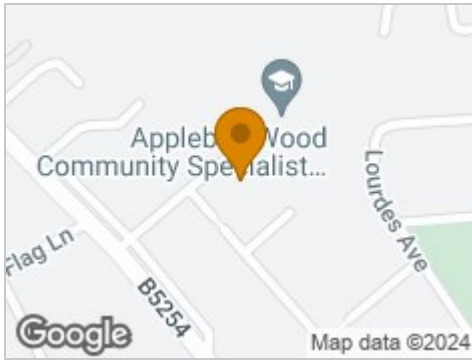
The front garden is mainly laid to lawn and bordered with flower beds. A driveway leads alongside the property to a detached single garage and low maintenance flagged rear garden.

### 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.



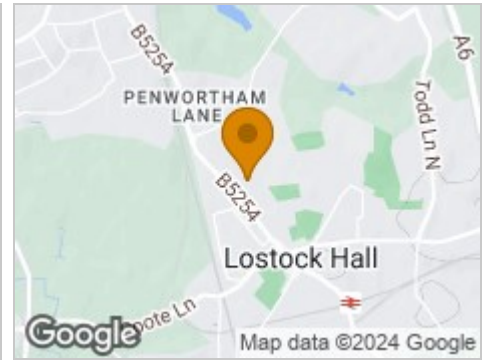
## Road Map



## Hybrid Map



## Terrain Map



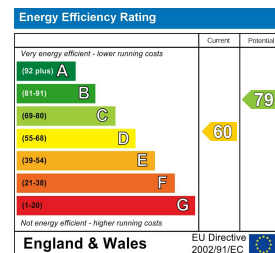
## Floor Plan



## 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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