



63 Watkin Lane

Lostock Hall, Preston, PR5 5RE



£230,000

This lovely property is ideally situated for those who prefer to have all the amenities within walking distance - shops, library, schools, doctors and public transport - whilst still offering great parking facility. Immaculately presented, the internal accommodation offers hallway, lounge, kitchen/diner with integrated appliances, two double bedrooms and an attractive spacious shower room. Externally, there are gardens front, side and rear. An exciting opportunity not to be missed. Freehold. Council Tax Band C. EPC rating D.





Hallway

Composite double glazed front door, central heating radiator, Karndean flooring, access to the loft, by drop down ladder, which is insulated and partly boarded, doors to the lounge, two bedrooms and the shower room.

Lounge

16'0" x 13'1" (4.898m x 4.002m)

uPVC double glazed bay window to front, Karndean flooring, vertical designer radiator, recessed spotlights, opening to kitchen.

Kitchen

14'3" x 8'4" (4.352m x 2.561m)

Fitted with soft closing wall and base cupboards in grey with contrasting worktops. Integrated appliances include an oven, four ring electric hob with overhead extractor, fridge/freezer and composite sink in grey with single drainer. Space for a washing machine. Tiled splashbacks. Recessed spotlights. Tiled flooring. uPVC double glazed window to rear and uPVC double glazed window and exit door to side. Wall mounted combi boiler (approx 10 years old and serviced annually)

Bedroom One

14'1" x 11'11" (4.313m x 3.646m)

uPVC double glazed window to rear, central heating radiator, Karndean flooring, fitted wardrobes.

Bedroom Two

12'1" x 11'9" (3.697m x 3.603m)

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

Shower Room

9'10" x 8'10" (3.015m x 2.703m)

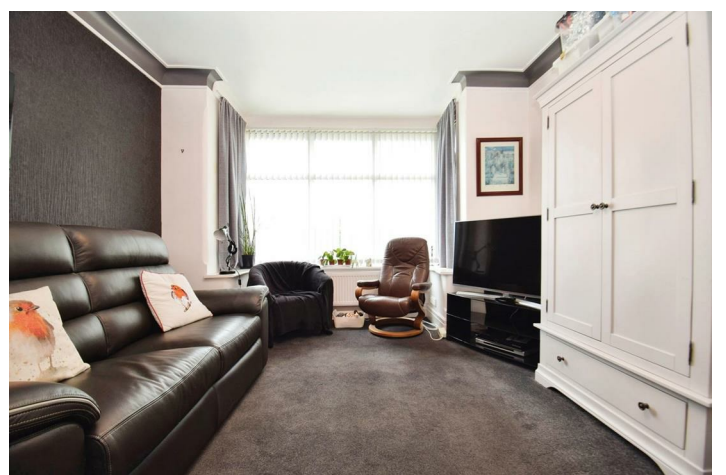
Three piece suite comprising a shower enclosure with panelled splashback and electric shower, WC and large pedestal hand basin. Extractor fan. Cast iron feature fireplace. Tiled flooring. Central heating radiator. uPVC double glazed frosted window to rear.

EXTERNAL

Enclosed garden to front, side and rear. Flagged patio. Greenhouse, shed, driveway providing parking for several vehicles.

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



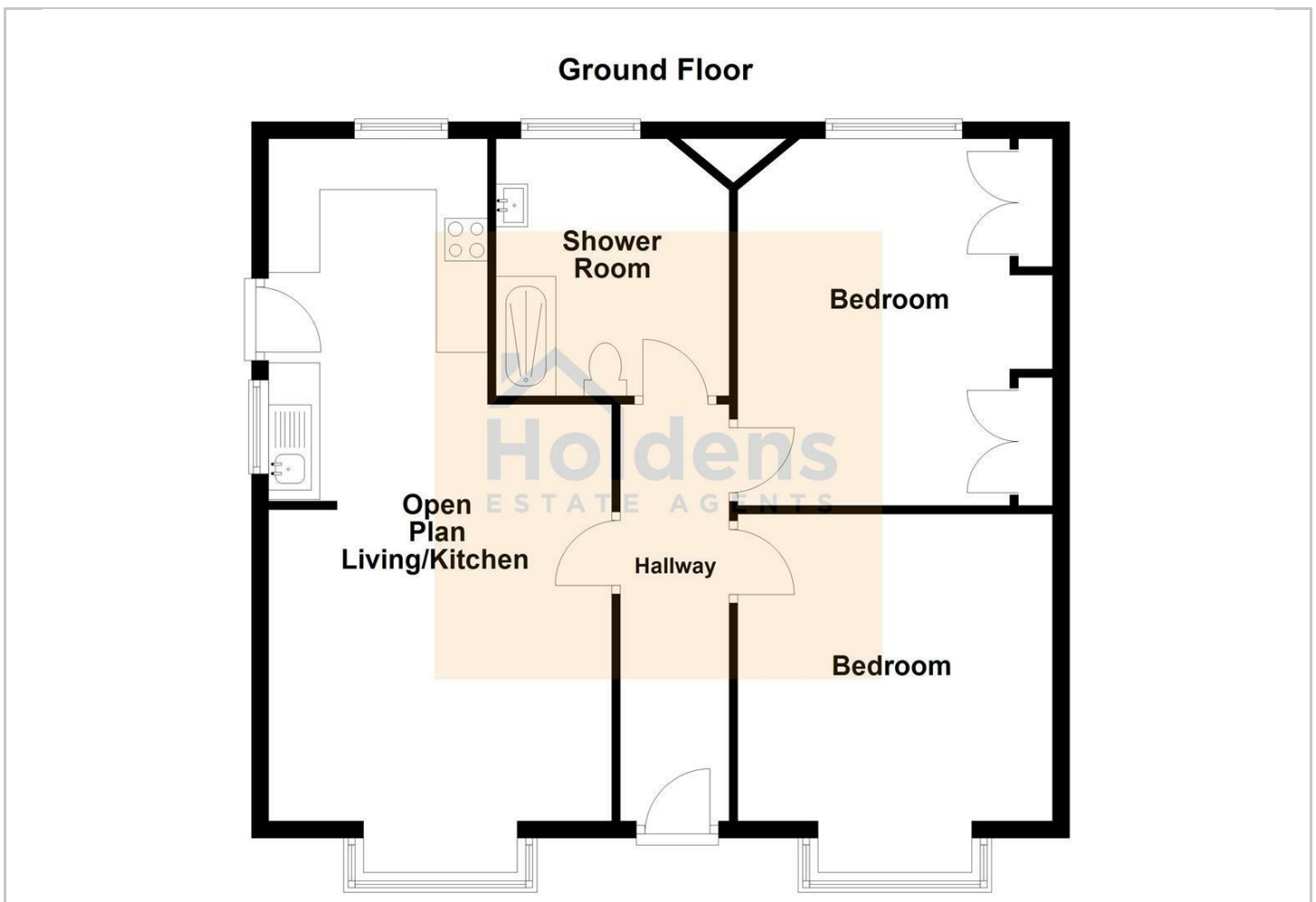
Hybrid Map



Terrain Map



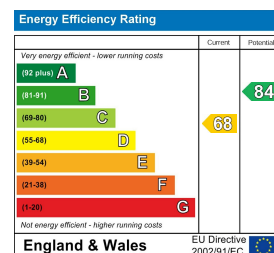
Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.