



## 3 Albrighton Crescent

Lostock Hall, Preston, PR5 5LH

£155,000



This extended semi detached home would be ideal for the growing family providing excellent living accommodation and ample off road parking. Although in need of some attention, the internal accommodation provides a good size lounge, an extended modern fitted kitchen / diner, a ground floor wc, three bedrooms and a spacious wet room. The property has gas central heating, is double glazed throughout and is situated on a popular residential estate with access to the local amenities and schools in Lostock Hall and close to the motorway network. Whilst parking for several cars is available at the front of the house, there is also a low maintenance garden and single garage to the rear. Viewing is highly recommended. FREEHOLD. Council Tax Band B. EPC rating D





## GROUND FLOOR

### Entrance Vestibule

Composite double glazed entrance door, stairs to the first floor, door into the lounge.

### Lounge

13'10" x 13'3" (4.240m x 4.061m)

uPVC double glazed window to front, central heating radiator, feature fireplace housing an electric fire, door to the kitchen/diner.

### Kitchen/Diner

15'9" x 9'11" (4.825m x 3.032m)

Fitted with a range of wall and base cupboards with contrasting worktop incorporating a stainless steel sink with drainer, integrated four ring electric hob with panelled splashback, integrated oven, overhead extractor. Space for a fridge/freezer. Door to WC. Tiled flooring. uPVC double glazed window to rear, uPVC double glazed exit door to side.

### WC

6'10" x 6'10" (2.103m x 2.094m)

uPVC double glazed frosted window to side, central heating radiator. WC and hand basin. Storage cupboard. Under stairs storage.

## FIRST FLOOR

### Landing

Doors to the three bedrooms and the wet room. Access to the loft which is insulated but not boarded. uPVC double glazed window to side.

### Bedroom One

10'5" x 9'11" (3.185m x 3.046m)

uPVC double glazed window to rear, central heating radiator.

### Bedroom Two

10'6" x 9'11" (3.205m x 3.033m)

uPVC double glazed window to front, central heating radiator.

### Bedroom Three

7'4" x 6'9" (2.238m x 2.081m)

uPVC double glazed window to front, central heating radiator, built in wardrobe.

### Wet Room

6'2" x 4'11" (1.890m x 1.516m)

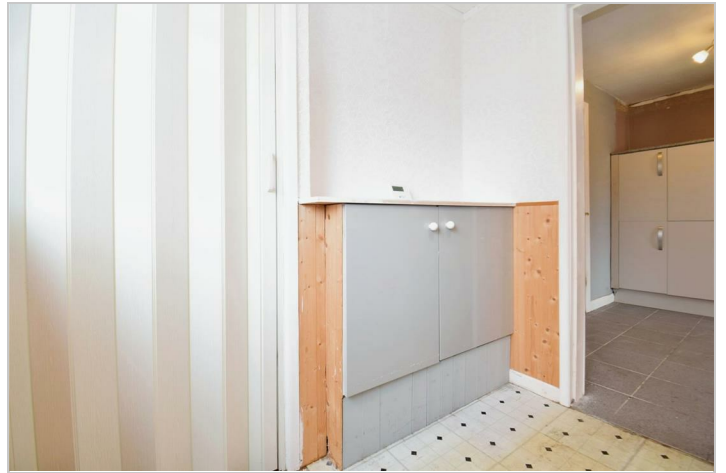
uPVC double glazed frosted window to side. Waterproof non-slip flooring. Tiled walls. WC and hand basin. Heated towel radiator. Extractor fan.

## EXTERNAL

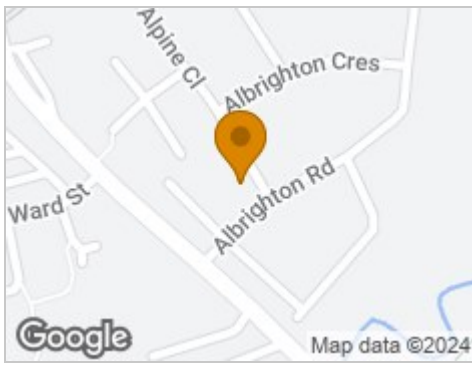
To the front of the property, the herringbone driveway provides off road parking. There is a flagged low maintenance rear garden and detached single garage.

## 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



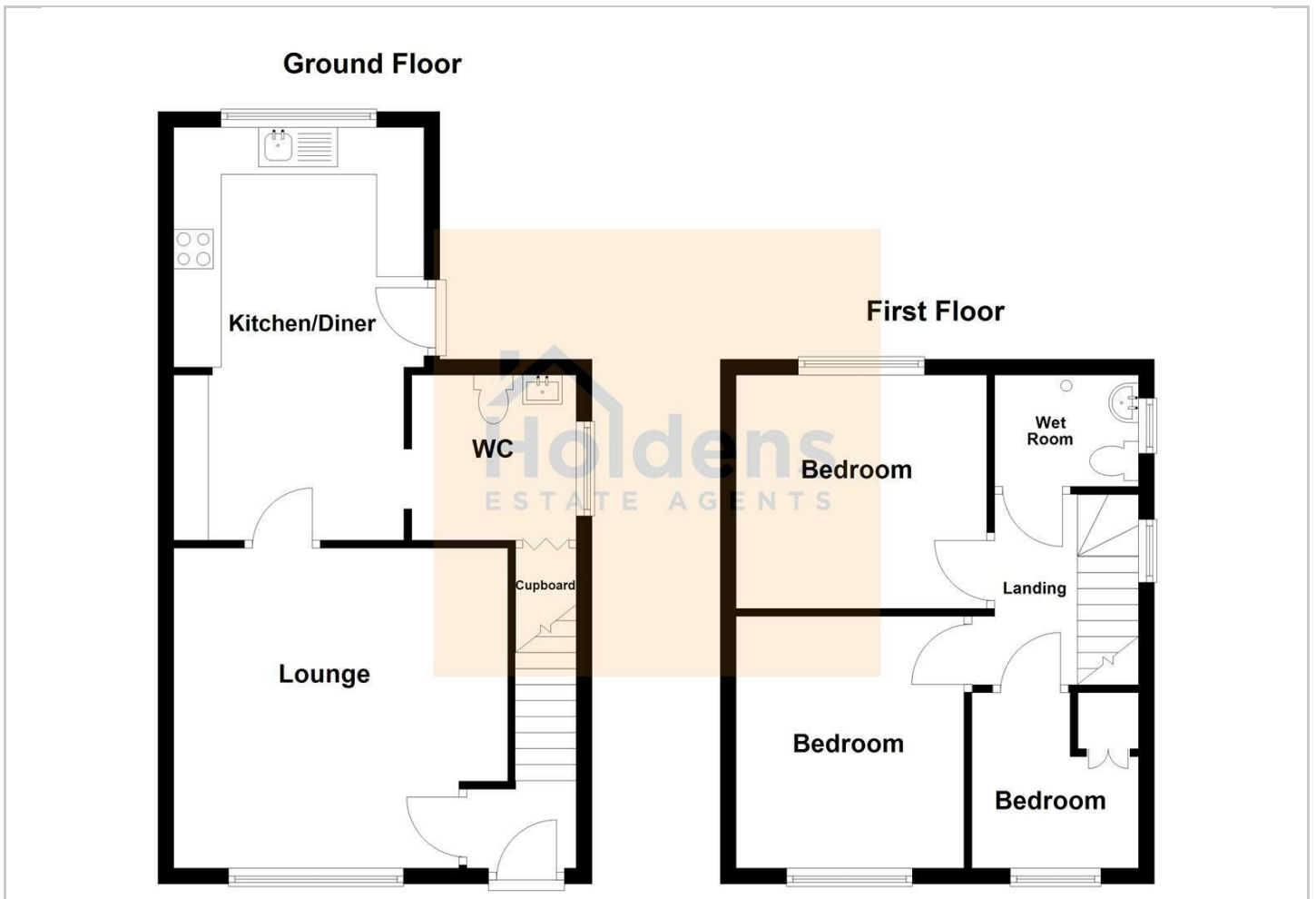
## Hybrid Map



## Terrain Map



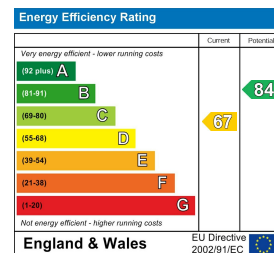
## Floor Plan



## 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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