



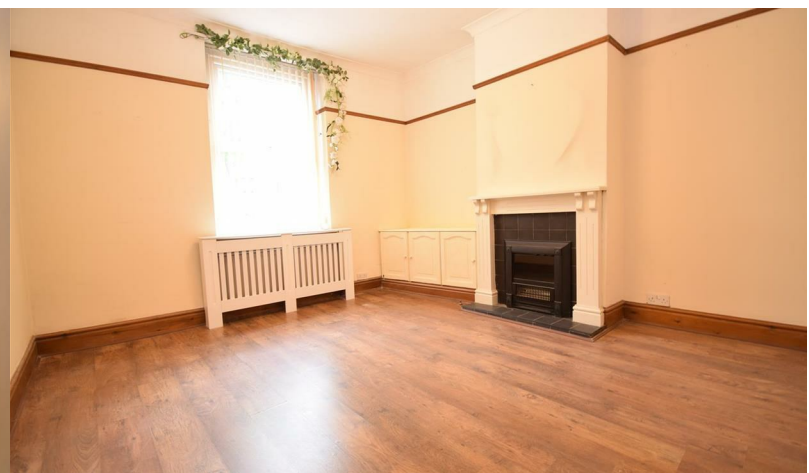
20 Croston Road

Lostock Hall, Preston, PR5 5LA



£147,950

Early viewings are highly recommended for this two bedroom mid terrace property within walking distance of the amenities of Lostock Hall. Briefly the ground floor comprises a bright and airy lounge, welcoming dining room complete with a characterful wooden beam ceiling, log burner and a modern kitchen with integrated appliances, To the first floor are two bedrooms and a well equipped four piece bathroom with a luxurious roll top bath. The property has gas central heating and is double glazed. Freehold. Council Tax Band A. EPC rating C





GROUND FLOOR

Entrance Vestibule

uPVC double glazed front door, laminate flooring, door into hallway.

Hallway

Laminate flooring, radiator, doors leading into lounge & dining room, stairs up to first floor.

Lounge

13'6" x 12'2" (4.116 x 3.726)

uPVC double glazed window to front, laminate flooring, radiator, storage cupboard housing gas meter, decorative fire with tiled surround & hearth.

Dining Room

16'1" x 14'10" (4.919 x 4.535)

uPVC double glazed window to rear, radiator, laminate flooring, under stairs storage cupboard, log burner with oak mantle and stone hearth, wooden beamed ceiling, wall lights, door into kitchen.

Kitchen

13'3" x 6'4" (4.050 x 1.944)

uPVC double glazed door and window to side, tiled flooring, radiator, wall & base units with contrasting worktops, stainless steel sink with single drainer, tiled splashbacks, recessed spotlights, integrated four ring gas hob with overhead extractor fan, integrated oven & grill, space for washing machine, space for fridge freezer, loft hatch.

FIRST FLOOR

Landing

Radiator, doors into two bedrooms, door into bathroom, built in storage cupboard.

Bedroom One

16'4" x 13'6" (4.993 x 4.115)

uPVC double glazed window to front, laminate flooring, decorative fireplace, radiator, built in wardrobe.

Bedroom Two

11'9" x 7'3" (3.596 x 2.233)

uPVC double glazed window to rear, radiator, laminate flooring, built in wardrobe, wall mounted combi boiler.

Bathroom

11'9" x 7'6" (3.583 x 2.293)

uPVC double glazed window to rear, laminate flooring, radiator, roll top bath with showerhead attachment, WC, basin with pedestal base, walk in electric shower, tiled splashbacks, recessed spotlights.

EXTERNAL

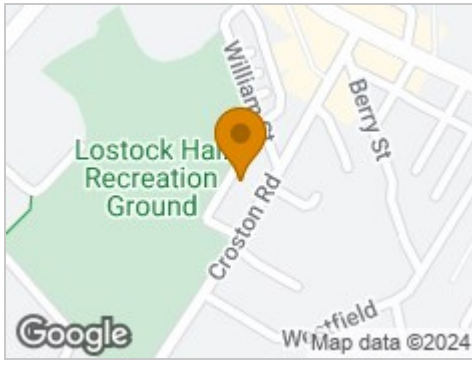
Gate access to the front leading to a small garden, to the rear is a low maintenance yard with additional storage space, rear gated access onto the park.

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



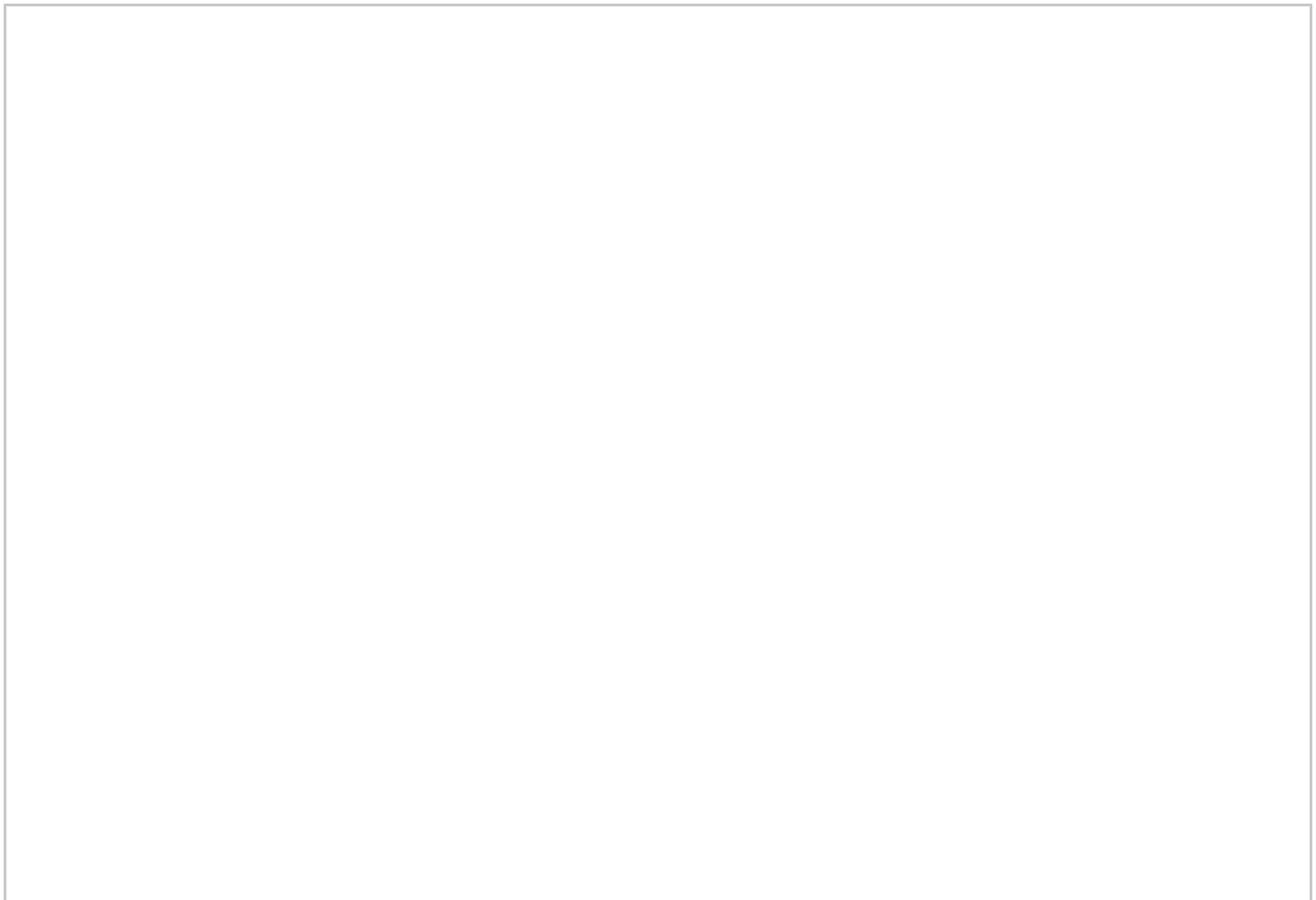
Hybrid Map



Terrain Map



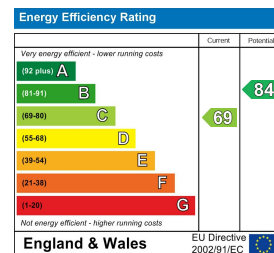
Floor Plan



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

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