



## 11 Lyndale Grove

Lostock Hall, Preston, PR5 5XX



**£235,000**

Holdens are delighted to offer this deceptively spacious detached property - ideal for family life. Offering great potential for modernisation, it provides four good sized bedrooms, a spacious lounge with large windows allowing ample natural light to enter, a good size kitchen, ground floor bathroom with separate WC, detached garage and ample off road parking. Standing on a corner plot, there are gardens front, side and rear. Although in need of some TLC, this is a wonderful opportunity to own a very desirable property. Call now on 01772 698888 to arrange a viewing. Freehold. Council tax band D. EPC rating E.





## GROUND FLOOR

### Entrance Hallway

uPVC double glazed window and door to side, doors to the lounge, two bedrooms, kitchen, WC and bathroom. Stairs to the first floor.

### Lounge

21'1" x 16'10" (6.451m x 5.133m)

uPVC double glazed windows to rear, central heating radiator, gas fire, built in storage cupboard.

### Kitchen

9'10" x 8'9" (3.014m x 2.685m)

uPVC double glazed window and exit door to side, tiled flooring, central heating radiator. Fitted with a range of wall and base units with contrasting worktops incorporating a stainless steel sink and drainer, four ring gas hob with overhead extractor, integrated oven, integrated fridge. Space for a washing machine.

### Bathroom

6'9" x 5'2" (2.058m x 1.581m)

uPVC double glazed frosted window to side, lino flooring, central heating radiator. Two piece suite comprising a bath and pedestal hand basin.

### WC

6'9" x 2'11" (2.078m x 0.906m)

uPVC double glazed frosted window to side, lino flooring. WC.

### Bedroom One

12'0" x 10'11" (3.670m x 3.340m)

uPVC double glazed window to front, central heating radiator.

### Bedroom Two

9'10" x 9'2" (3.007m x 2.796m)

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

## FIRTS FLOOR

### Landing

uPVC double glazed window to side. Doors to the two bedrooms and the storage room.

### Bedroom Three

12'0" x 11'1" (3.665m x 3.402m)

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

### Bedroom Four

11'1" x 10'6" (3.403m x 3.216m)

uPVC double glazed window to rear, central heating radiator, built in wardrobe, alcove storage.

### Storage Room

7'2" x 6'0" (2.205m x 1.848m)

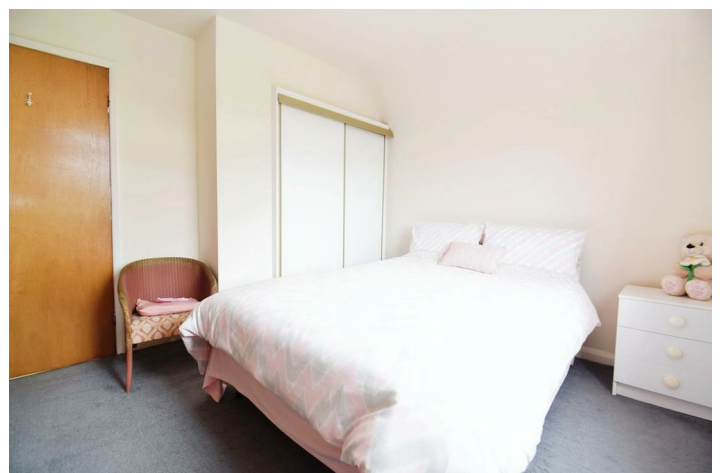
Built in cupboards, loft hatch. Wall mounted Worcester combi boiler.

## EXTERNAL

Garden area to the front of the property is mostly laid to lawn and bordered by mature bushes and shrubs. There is parking for several cars and a driveway leading to a detached single garage. A further garden wraps round the side and rear of the property providing areas of lawn, flagged patio, a greenhouse and a variety of flowering and evergreen trees and shrubs.

## 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.



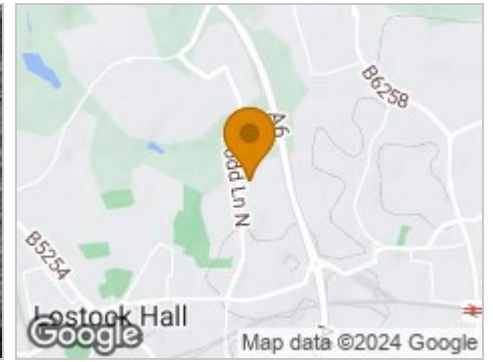
## Road Map



## Hybrid Map



## Terrain Map



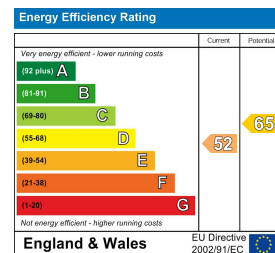
## Floor Plan



## 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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