



3 East View

Lostock Hall, Preston, PR5 5JT



£130,000

This three storey charming railway cottage has been tastefully improved by its current owner resulting in a comfortable personable home. The internal accommodation provides a good size lounge, spacious fitted dining kitchen, two double bedrooms and a modern three piece bathroom suite in white. The property has gas central heating benefitting from a brand new boiler with 7 year warranty and is double glazed throughout. There are delightful gardens to the front and a fully enclosed rear yard with brick built storage shed. Internal viewing is highly recommended to fully appreciate this truly lovely home. Ideal for those seeking a property with character. Freehold. Council tax band A. EPC rating D.





GROUND FLOOR

Kitchen

10'5" x 10'5" (3.181m x 3.181m)

uPVC double glazed window and door to rear, lino flooring. Fitted wall and base units with wood worktops and tiled splashback. Integrated four ring electric hob with overhead extractor, integrated oven, stainless steel sink and drainer. Under stairs storage, stairs to the first floor. Vertical central heating radiator. Door to the lounge.

Lounge

11'9" x 11'2" (3.593m x 3.412m)

uPVC double glazed window and door to front, central heating radiator, fireplace with Adam style surround and tiled hearth. Wall lights. Door into the kitchen.

FIRST FLOOR

Landing

Doors to the bedroom and the bathroom. Stairs to the second floor.

Bedroom One

11'10" x 11'3" (3.612m x 3.438m)

uPVC double glazed window to front, central heating radiator.

Bathroom

8'9" x 7'8" (2.675m x 2.355m)

uPVC double glazed frosted window to rear. Laminate flooring. Tiled walls. Three piece suite comprising a WC, hand basin in vanity unit and bath with overhead shower. Over stairs storage. Heated towel rail.

SECOND FLOOR

Landing

Door to the bedroom. Folding door to attic space.

Bedroom Two

11'9" x 11'3" (3.594m x 3.446m)

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

Attic space

8'9" x 3'4" (2.688m x 1.026m)

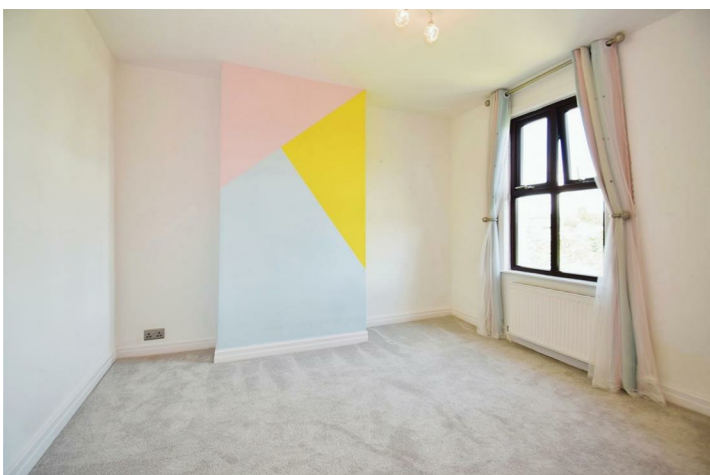
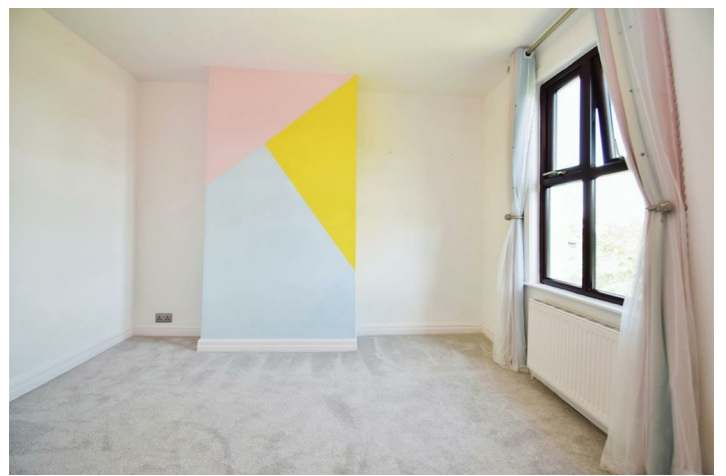
Wall mounted Worcester combi boiler.

EXTERNAL

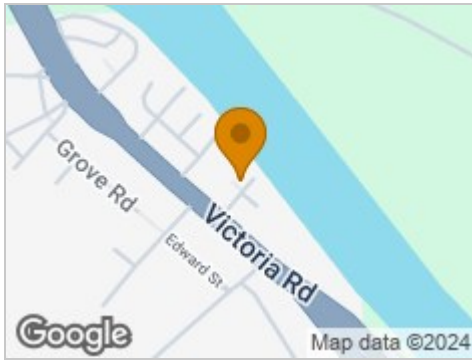
Garden to front, mainly laid to lawn with flagged patio. Low maintenance yard to rear with brick built storage shed.

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



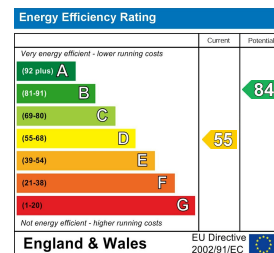
Floor Plan



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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