



## 5 Cypress Grove

Lostock Hall, Preston, PR5 5BB



**£215,000**

EXTENDED SEMI DETACHED HOUSE OFFERING SUBSTANTIAL AND ADAPTABLE FAMILY ACCOMMODATION situated in a popular and convenient position well placed for local amenities and schooling. Although in need of some modernisation, the property offers good size rooms and ample space externally. Briefly the internal accommodation comprises an entrance hall, large lounge, dining kitchen, utility room and ground floor wc. On the first floor, there are four bedrooms, with an en suite to the master, and a shower room., The property benefits from gas central heating, double glazing and two garages. Viewing highly recommended to fully appreciate the excellent accommodation. EPC rating D, Council tax band C. Freehold.





## GROUND FLOOR

### Entrance Vestibule

Composite double glazed door to side, uPVC double glazed window to front, central heating radiator, stairs to the first floor, door into the lounge.

### Lounge

14'7" x 12'10" (4.463m x 3.928m)

uPVC double glazed box window to front, central heating radiator, entrance to the kitchen/diner.

### Kitchen/Diner

16'0" x 8'7" (4.891m x 2.639m)

uPVC double glazed windows to rear, laminate flooring. Fitted with wall and base units with contrasting worktops, tiled splashback and breakfast bar. Stainless steel 1.5 sink and drainer, wine rack, four ring gas hob with overhead extractor, integrated oven. under stairs storage cupboard with uPVC double glazed window to side, central heating radiator, door into the utility room.

### Utility Room

7'3" x 7'1" (2.212m x 2.163m)

Tiled flooring. uPVC double glazed window to rear. Spaces for a washing machine, tumble dryer and fridge/freezer. Wall mounted combi boiler. uPVC double glazed frosted glass door to rear. Door into the WC.

### WC

3'9" x 2'6" (1.159m x 0.770m)

uPVC double glazed frosted window to side. Tiled flooring. WC. Small hand basin.

### GARAGE

Doors to front and rear. Power and lighting.

## FIRST FLOOR

### Landing

Doors to the bedrooms and shower room.

### Bedroom One

11'3" x 8'8" (3.446m x 2.664m)

uPVC double glazed window to front, central heating radiator, door to en-suite.

### En-suite

8'9" x 4'4" (2.677m x 1.345m)

uPVC double glazed frosted window to rear. Lino flooring. Central heating radiator. Shower enclosure with tiled walls, hand basin in vanity unit and low level WC.

### Bedroom Two

11'7" x 9'0" (3.543m x 2.747m)

uPVC double glazed window to rear, central heating radiator, storage cupboard, access to the loft.

### Bedroom Three

12'3" x 8'10" (3.757m x 2.714m)

uPVC double glazed box window to front, central heating radiator, fitted bedroom furniture.

### Bedroom Four

7'6" x 6'9" (2.297m x 2.082m)

uPVC double glazed window to side, central heating radiator, storage cupboard.

### Shower Room

6'8" x 5'5" (2.041m x 1.664m)

Double glazed frosted window to rear. Click flooring. Tiled walls. Shower enclosure, hand basin in vanity unit, low level WC. Heated towel rail. Panelled ceiling.

## EXTERNAL

To the front of the property, there is a garden and flagged driveway providing parking for several cars. The mature rear garden is mainly laid to lawn and benefits from a detached garage and greenhouse.

## 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



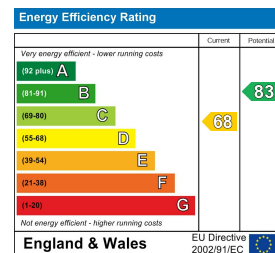
## Floor Plan



## 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.

6 Watkin Lane, Lostock Hall, Preston, PR5 5RD  
Tel: 01772 698888 Email: lostockhall@holdens.co.uk