



11 Breeze Mount

Lostock Hall, Preston, PR5 5YR



£224,950

WELL APPOINTED DETACHED TRUE BUNGALOW situated in a much sought after cul de sac location. Tastefully decorated and lovingly maintained throughout with pretty gardens and a detached single garage. Briefly the accommodation comprises a light and airy entrance hall, lounge with feature fireplace, modern fitted kitchen, conservatory, two bedrooms and a three piece shower room. Manicured gardens feature front, side and rear and there is generous driveway parking. Having gas central heating and UPVC double glazing, this attractive bungalow is sure to be in great demand. Council tax band C. EPC rating D. Freehold.





Entrance Hallway

uPVC double glazed door to front, central heating radiator, Karndean flooring, doors to all rooms. Storage cupboard. Access to the loft by pull down ladder.

Kitchen

9'5" x 8'5" (2.888m x 2.584m)

uPVC double glazed window to front, Karndean flooring, central heating radiator. Fitted with wall and base units with tiled splashback and complementary worktops incorporating a stainless steel 1.5 sink and drainer, Bosch four ring electric hob with overhead extractor, Neff oven and fridge/freezer. Space for a washing machine. Wall mounted Worcester combi boiler.

Lounge

16'3" x 10'7" (4.971m x 3.237m)

uPVC double glazed door leading into the conservatory, Karndean flooring, central heating radiator. Feature fireplace with marble effect surround and hearth housing a gas fire.

Conservatory

11'0" x 9'2" (3.375m x 2.801m)

uPVC double glazed windows to rear and side. uPVC double glazed French doors to side. Tiled flooring. Wall mounted electric radiator.

Bedroom One

10'9" x 10'7" (3.291m x 3.248m)

uPVC double glazed window to side, central heating radiator.

Bedroom Two

8'6" x 7'8" (2.600m x 2.352m)

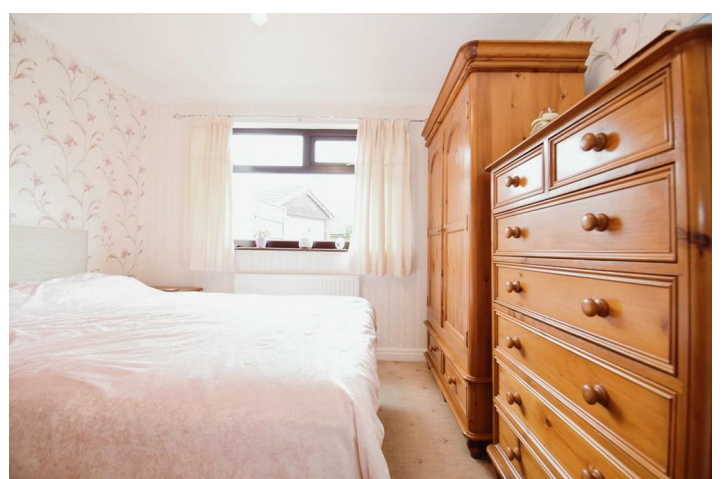
uPVC double glazed window to side, central heating radiator.

EXTERNAL

The garden wraps around the bungalow providing an artificial lawn to the front, decorative areas of stone to the sides and an attractive flagged patio to the rear. There is also a detached single garage with power and lighting and generous off road parking.

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



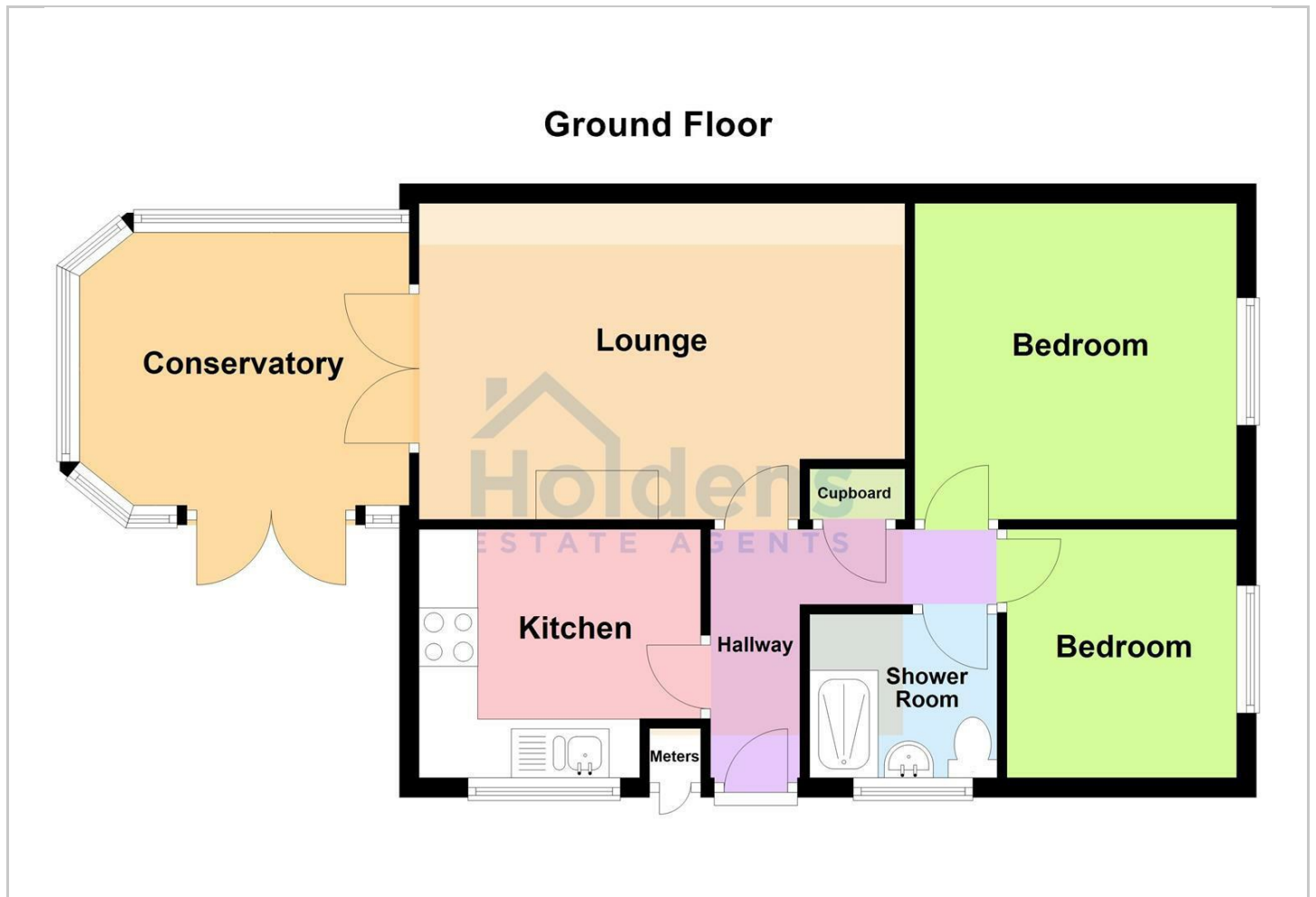
Hybrid Map



Terrain Map



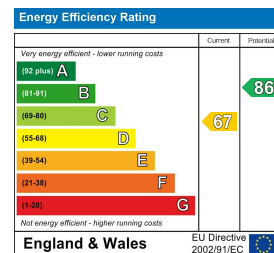
Floor Plan



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