



## 14 School Lane

Lostock Hall, Preston, PR5 5JS



**Offers In The Region Of £190,000**

This beautifully presented family home is available with NO ONWARD CHAIN, is situated within walking distance of the local shops and accessible to excellent transport links. The internal accommodation is well maintained, benefitting from double glazing and gas central heating and comprises a handy porch, hallway, a lounge with large box window overlooking the pretty front garden, dining room, kitchen with integrated appliances, brick based conservatory, ground floor WC and utility room. On the first floor, there are three spacious bedrooms and the family shower room. The attic is accessed via a loft ladder and provides a great storage space with potential to convert. Externally, this lovely home has gardens to the front and rear, a garage with wc and utility area and a detached brick built summerhouse/workshop . EPC rating D. Council Tax Band C. Freehold.





## GROUND FLOOR

### Porch

uPVC double glazed windows and door to front, tiled flooring, uPVC double glazed door to hall.

### Hallway

Parquet flooring, stairs to the first floor, door to the lounge, storage cupboard, vertical radiator.

### Lounge

15'4" x 11'10" (4.674m x 3.616m)

uPVC double glazed bay window to front, fireplace with marble effect surround and hearth housing a gas fire, sliding door to the dining room, central heating radiator, wall lights.

### Dining Room

10'4" x 7'9" (3.165m x 2.387m)

Double doors to rear, vertical radiator, opening to the kitchen.

### Kitchen

12'2" x 7'5" (3.730m x 2.278m)

uPVC double glazed window to rear, tiled flooring. Fitted with wall and base units with mosaic tiled splashback and contrasting worktop incorporating a stainless steel sink with drainer, five ring gas hob with wok burner and overhead extractor, integrated oven and integrated fridge/freezer. Space for a washing machine. Storage cupboard.

### Conservatory

9'2" x 8'2" (2.816m x 2.510m)

Brick base. uPVC double glazed windows to rear and side, uPVC double glazed door to side. Parquet flooring. Central heating radiator.

### WC

6'1" x 2'6" (1.876m x 0.773)

uPVC double glazed frosted window to rear, tiled flooring. WC and hand basin with tiled splashback.

### Utility Room

6'1" x 2'5" (1.861m x 0.750m)

Plumbing for a washing machine.

### Garage

22'0" x 8'2" (6.716m x 2.510m)

Electric door to front. Storage cupboards. WC and utility area.

## FIRST FLOOR

### Landing

uPVC double glazed frosted window to side. Doors to the three bedrooms and shower room. Storage cupboard. Loft hatch.

### Bedroom One

12'6" x 11'1" (3.832m x 3.385m)

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

### Bedroom Two

11'11" x 10'11" (3.657m x 3.328m)

uPVC double glazed window to rear, central heating radiator.

### Bedroom Three

7'7" x 6'11" (2.333m x 2.122m)

uPVC double glazed window to front.

### Shower Room

7'5" x 5'0" (2.262m x 1.526m)

uPVC double glazed frosted window to rear, tiled flooring and walls. Walk in shower, hand basin in vanity unit and low level WC. Heated towel radiator. Spotlights.

### Attic Space

18'3" 10'9" (5.575m 3.290m)

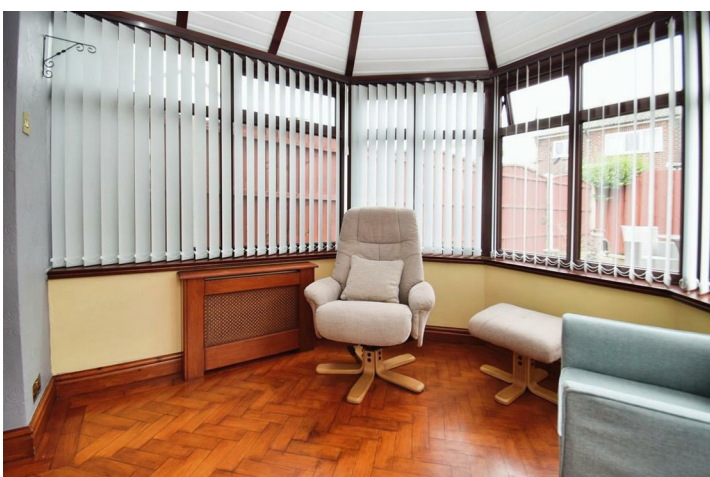
uPVC double glazed window to side, wall mounted combi boiler, storage to alcoves.

## EXTERNAL

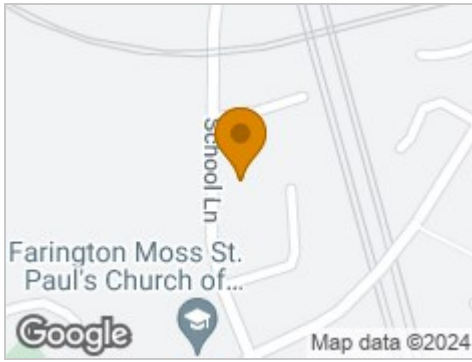
Garden to front bordered by hedges to front and side. Driveway providing off road parking for several cars. Lawned garden to rear with flagged patio area and brick built summer house/workshop.

## 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



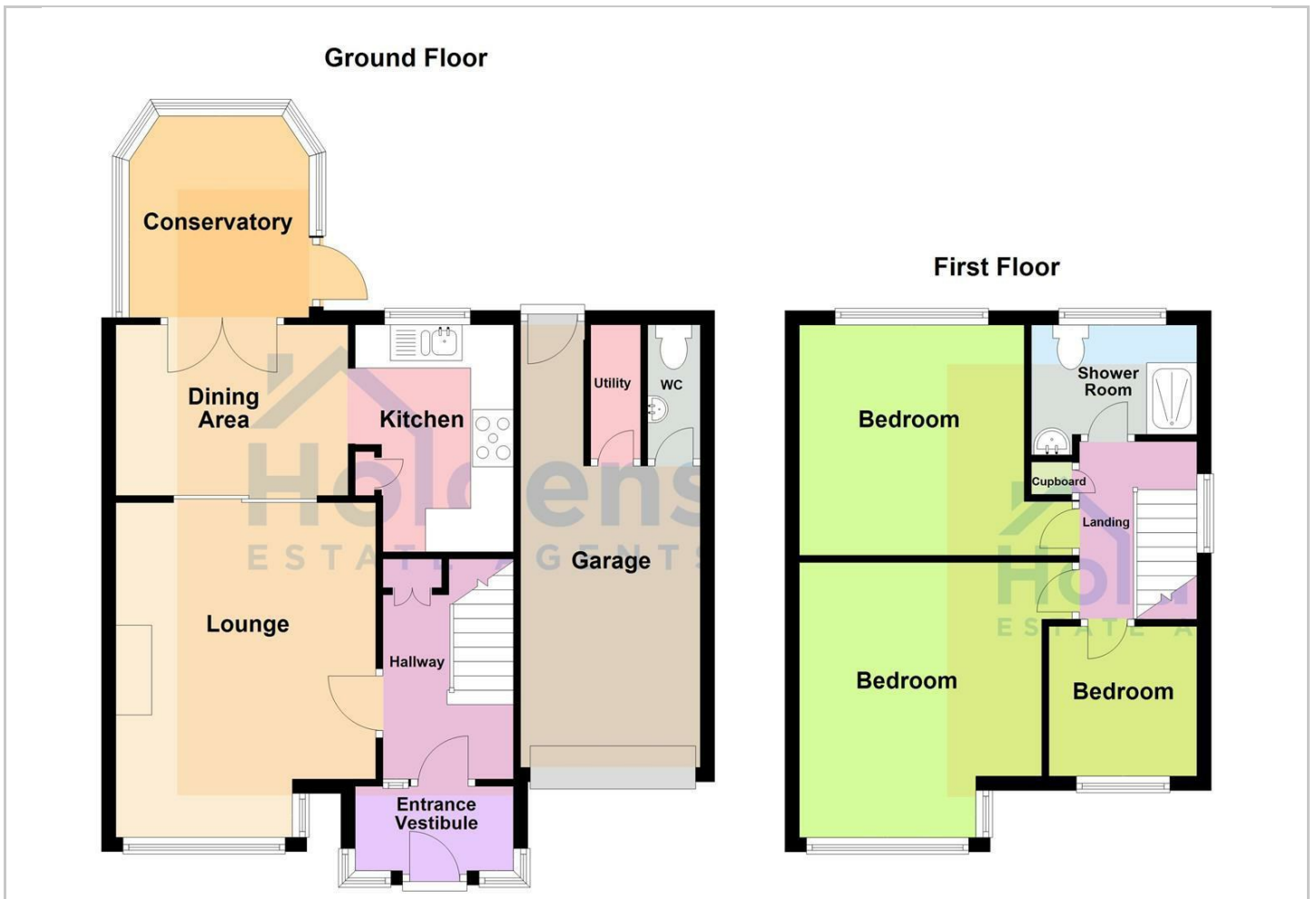
## Hybrid Map



## Terrain Map



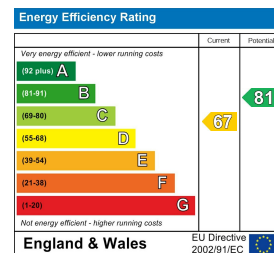
## Floor Plan



## 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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