



## 6 Blenheim Close

Lostock Hall, Preston, PR5 5YX

£180,000



Tucked away on a quiet residential estate off Todd Lane South, (close to the motorway network and catchment of good schools), this attractive semi-detached house not only has kerb appeal but is also well presented. Overlooking a spacious green area with trees, there is a garden to the front and side of the property. Well maintained and tastefully decorated, the internal accommodation offers an entrance vestibule, lounge with a decorative beamed ceiling and a good size kitchen/diner with integrated appliances. On the first floor there are two bedrooms. The master has two windows and fitted wardrobes and the second bedroom overlooks the garden to the rear. The family bathroom has a three piece suite. The driveway and car port, with up and over door, to the side offers off road parking. Not overlooked, the fully enclosed and walled rear garden offers an artificial lawn (less than six months old), raised bed of mature shrubs, shed and decking. High demand is expected so do call now to arrange an early







## GROUND FLOOR

### Entrance Vestibule

uPVC double glazed front door, laminate flooring, stairs to the first floor, door into the lounge.

### Lounge

13'5" x 9'8" (4.103m x 2.964m)

uPVC double glazed bow window to front, laminate flooring, central heating radiator, wall lights, beamed ceiling, fireplace with Adam style surround and marble effect hearth housing a gas fire. Door to the kitchen/diner.

### Kitchen/Diner

13'1" x 9'1" (4.013m x 2.793m)

Fitted with a range of wall and base units with contrasting worktop incorporating a stainless steel sink and drainer, dishwasher, oven, four ring gas hob with overhead extractor. Tiled splashbacks. Recessed spotlights. Laminate flooring. Under stairs storage cupboard. uPVC double glazed window and French doors to rear.

## FIRST FLOOR

### Landing

Doors to the two bedrooms, the bathroom and storage cupboard housing the combi boiler (approximately 5 years old and serviced annually). Access to the fully boarded and insulated loft (pull down ladder).

### Bedroom One

13'1" x 11'5" (4.013m x 3.487m)

Two uPVC double glazed windows to front, central heating radiator, built in wardrobes with sliding doors.

### Bedroom Two

11'3" x 6'9" (3.445m x 2.077m)

uPVC double glazed window to rear, central heating radiator.

### Bathroom

6'4" x 6'3" (1.941m x 1.918m)

uPVC double glazed frosted window to rear, vinyl click flooring. Three piece suite comprising WC. pedestal hand basin and bath with electric shower and glass screen. Tiled splashbacks. Heated towel radiator.

## EXTERNAL

Overlooking a spacious green area with established trees, there is a garden to the front and side of the property. Not overlooked, the fully enclosed and walled rear garden offers an artificial lawn (which is less than six months old), raised beds of mature shrubs, shed and decking. To the side of the house, there is a car port with up and over door and 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



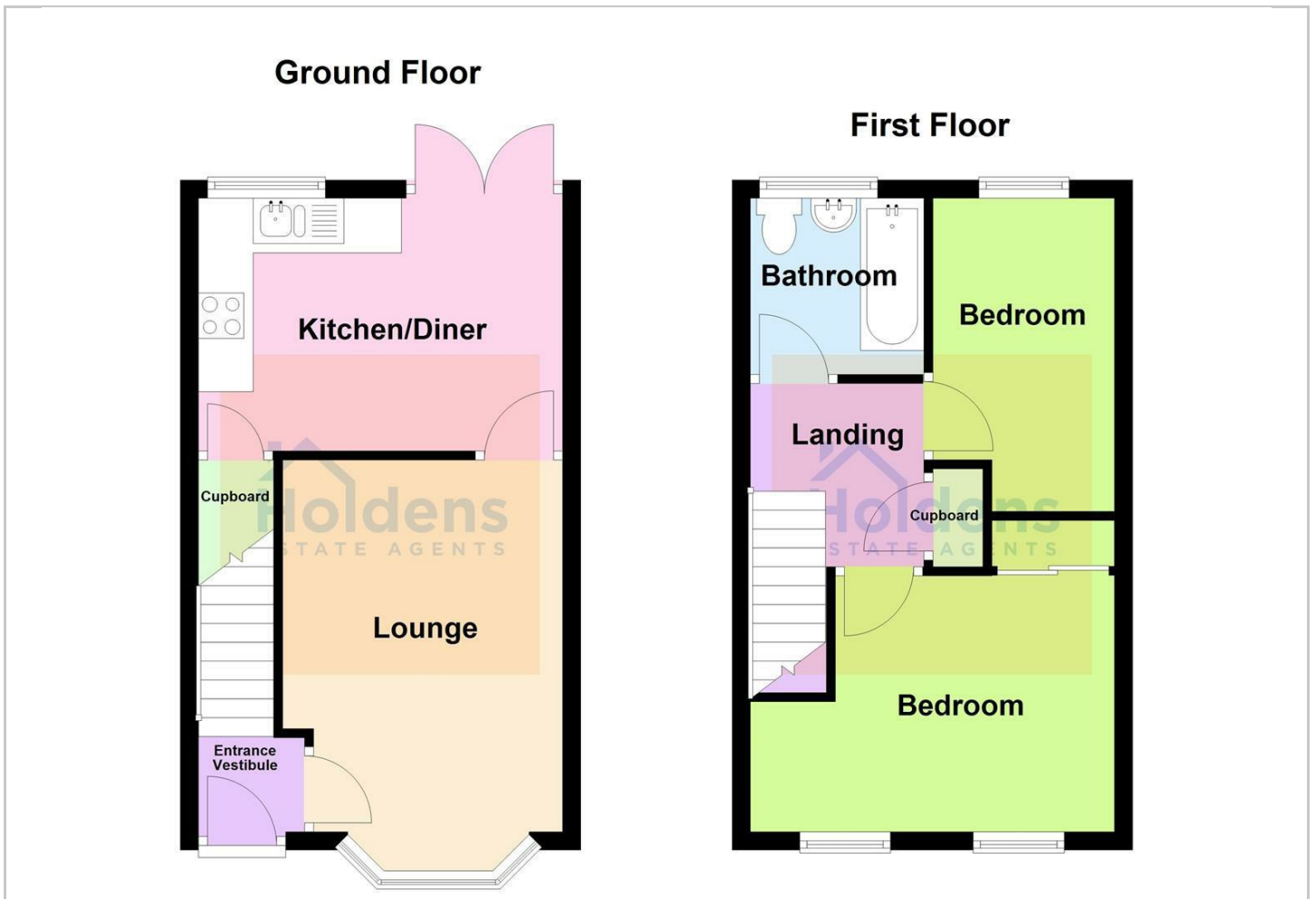
## Hybrid Map



## Terrain Map



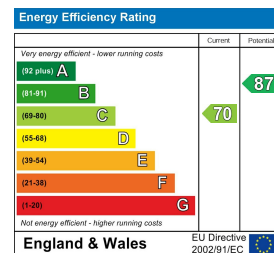
## Floor Plan



## 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



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