



151 Browndge Road

Lostock Hall, Preston, PR5 5AH



£149,950

REDUCED BY £15,000 FOR A QUICK SALE. CASH BUYERS PREFERRED. Early viewings recommended for this well presented traditional semi detached family home featuring spacious living accommodation. Internally, on the ground floor, there are two reception rooms and a kitchen overlooking the pretty rear garden. The first floor provides two double bedrooms and an attractive bathroom suite. There is a good sized, private, enclosed garden to the rear and an extensive driveway to the front and side. Available with no chain delay. EPC rating D, Council Tax Band B, Leasehold.





GROUND FLOOR

Entrance Vestibule

UPVC double glazed door and window to the side radiator, door into lounge, stairs leading up to the first floor.

Lounge

14'7" x 11'4" (4.454m x 3.455m)

UPVC double glazed bay window to the front, two radiators, electric fireplace with feature surround and hearth, door into the dining room.

Dining Room

12'1" x 11'3" (3.6915m x 3.454m)

UPVC double glazed window to the side, radiator, under stairs storage cupboard, built in storage cupboard housing Baxi combi boiler, entrance into the kitchen.

Kitchen

11'8" x 7'5" (3.566m x 2.280m)

UPVC double glazed window to the rear, UPVC double glazed door to the side, wall and base units with contrasting worktops, stainless steel sink with single drainer, space for an oven, space for fridge freezer, space for washing machine, radiator, linoleum flooring.

FIRST FLOOR

Landing

Entrance into two bedrooms and bathroom, loft hatch.

Bedroom One

11'4" x 9'2" (3.468m x 2.805m)

UPVC double glazed window to the rear, radiator.

Bedroom Two

11'4" x 9'3" (3.459m x 2.821m)

UPVC double glazed window to the front, radiator, built-in storage cupboard.

Bathroom

7'0" x 5'2" (2.137m x 1.582m)

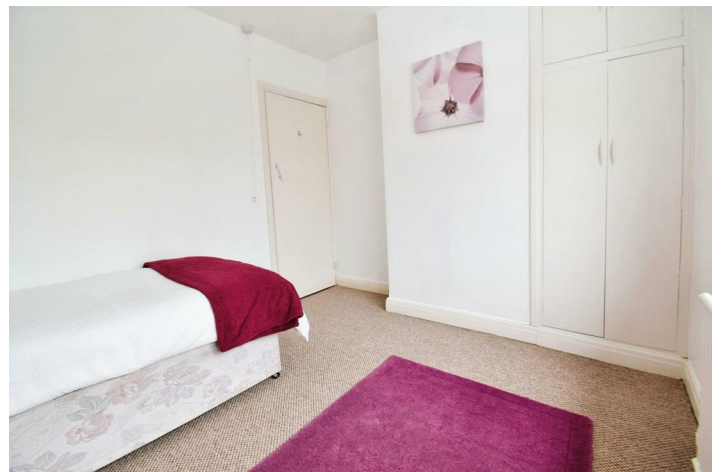
UPVC double glazed window to the side, bath with overhead electric shower and folding glass screen, low level flush WC, basin with pedestal base, tiled splashback's, linoleum flooring, radiator, built-in storage cupboard.

EXTERNAL

Low maintenance garden to the front with driveway providing off-road parking leading to a detached single garage with up and over door. Private fence enclosed low maintenance garden to the rear not directly overlooked, surrounded by mature trees and shrubs, greenhouse.

PROPERTY MISDESCRIPTONS

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.



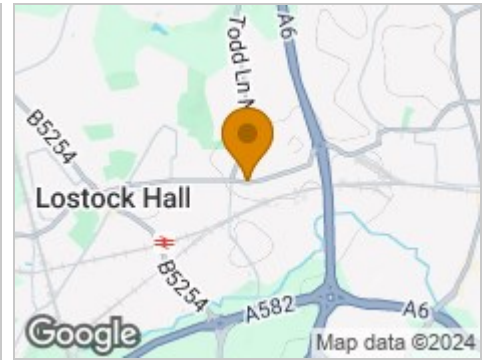
Road Map



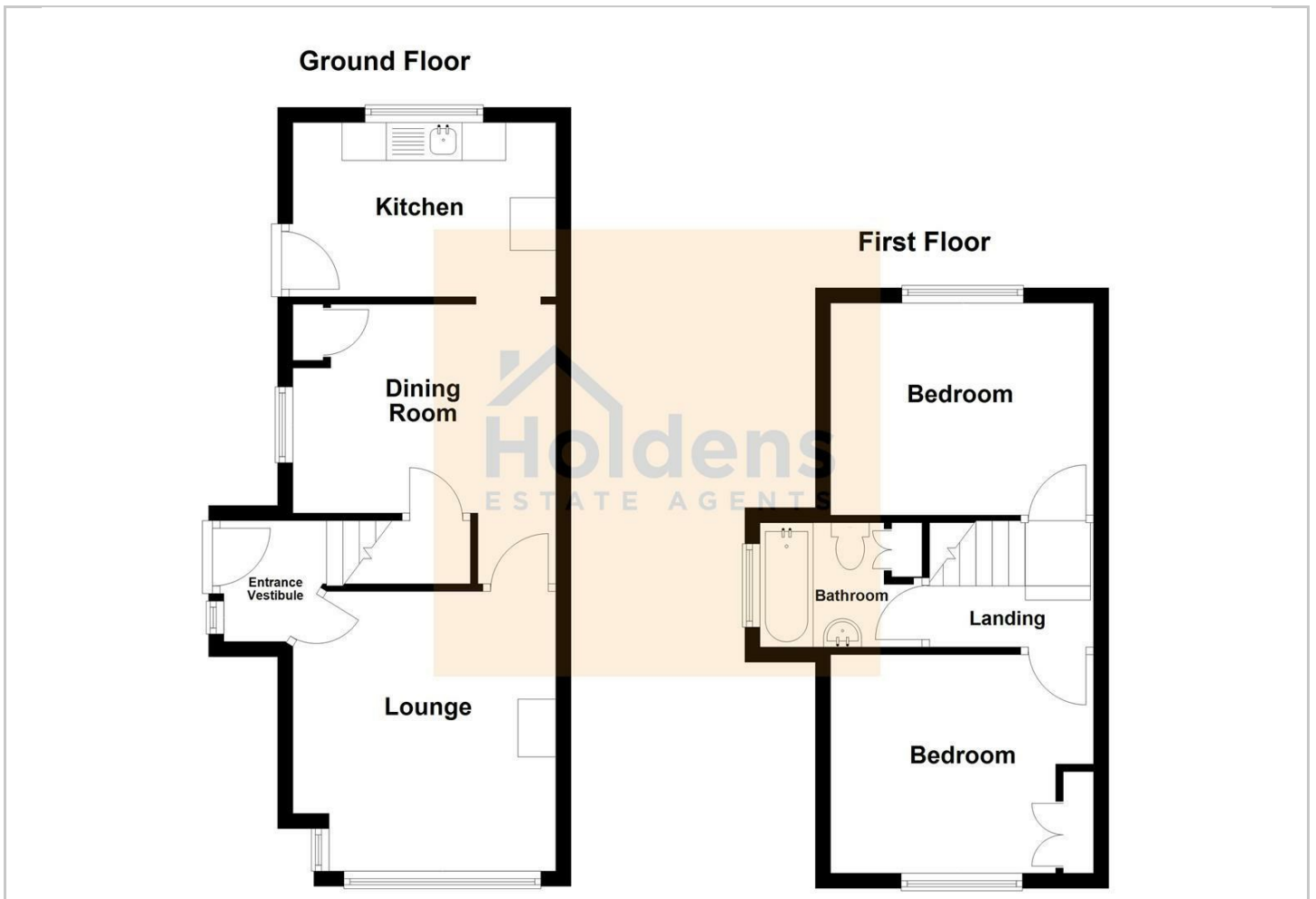
Hybrid Map



Terrain Map



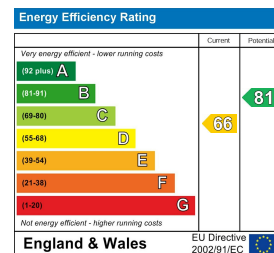
Floor Plan



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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