



11 Blake Avenue

Lostock Hall, Preston, PR5 5LY

Offers Over £195,000



This lovely semi-detached true bungalow has been improved and decorated throughout and is sure to be a big hit with all those who step over the threshold. Well maintained, the accommodation is comprised of a bright entrance hall, a lounge with feature fireplace, a fitted kitchen with integrated appliances, two double bedrooms - one with fitted wardrobes - and an attractive shower room. The loft, accessed by a fitted ladder, is fully boarded and insulated, offers fitted shelving and houses the Baxi combi boiler. Both front and rear gardens are beautifully landscaped and the rear garden is a treat offering a covered seating area, artificial lawn, raised flower beds and a multipurpose garage/storage/workshop. Whilst standing in a quiet cul de sac, this attractive property also benefits from driveway parking for several vehicles and is within walking distance of the amenities of Lostock Hall. Freehold. Council tax band B. EPC rating D.



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Entrance Hallway

uPVC double glazed entrance door to side, laminate flooring, central heating radiator, doors to the lounge, two bedrooms and the shower room. Access to the loft which benefits from a pull down ladder and is fitted with shelving, insulated, boarded and houses the Baxi combi boiler.

Lounge

15'10" x 14'6" (4.836m x 4.439m)

uPVC double glazed French doors and windows to rear, laminate flooring, open chimney breast housing an electric log effect fire, wall lights, door to the kitchen.

Kitchen

9'10" x 7'2" (3.004m x 2.197m)

uPVC double glazed window and exit door to rear, uPVC double glazed window to side. Fitted with a range of wall and base cupboards with soft closing units, complementary wood effect worktops and coloured tiled splashback. Integrated appliances include a four ring gas hob and oven, fridge, freezer, washing machine and stainless steel 1.5 sink and drainer. Recessed spotlights, tiled flooring.

Bedroom One

10'4" x 10'1" (3.150m x 3.081m)

uPVC double glazed bow window to front, central heating radiator.

Bedroom Two

13'5" x 7'4" (4.101m x 2.238m)

uPVC double glazed window to front, central heating radiator, built in wardrobes.

Shower Room

6'2" x 5'6" (1.903m x 1.677m)

Three piece suite incorporating a shower enclosure,

hand basin in vanity unit and dual flush toilet. Chrome ladder radiator. uPVC double glazed frosted window.

EXTERNAL

Spacious open area of lawn to the front of the property with an extended driveway suitable for several vehicles. The beautiful rear garden provides an artificial lawn, raised flower beds and a spacious covered decked seating area. Added to this there is a carport, multipurpose storage unit/garage/workshop which has been insulated and provides power and lighting and space for a dryer.

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



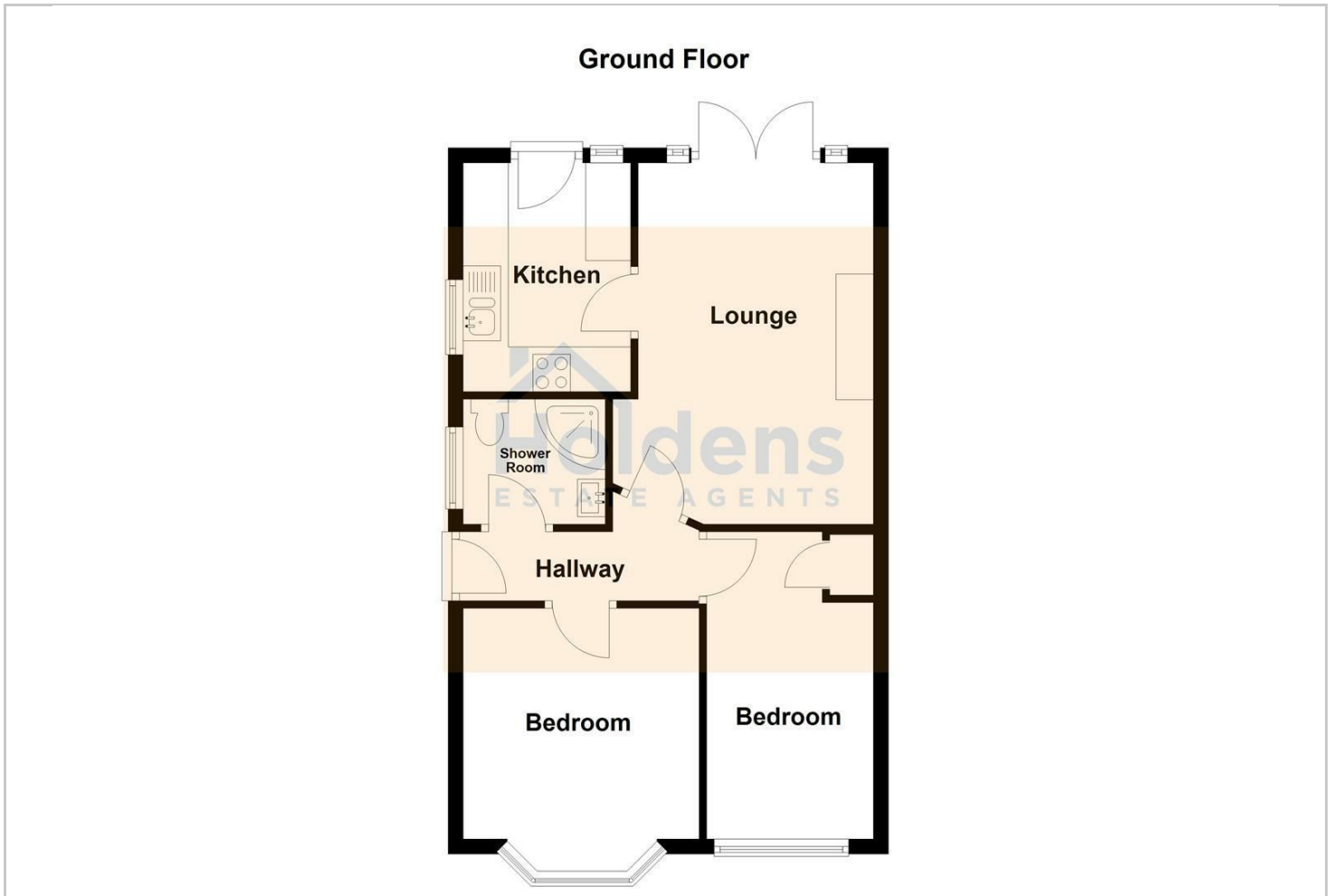
Hybrid Map



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

