



## 42 St. Gerrards Road

Lostock Hall, Preston, PR5 5TS



**£150,000**

Perfect for investors and first time buyers! Tastefully improved by the current owner with a high standard of internal decoration, this property comprises a spacious living room, modern kitchen/diner, three piece bathroom and two bedrooms. Externally, the property has a rear garden complete with Garage conversion that has been separated into two useful spaces, as well as benefiting from a private front garden .

Call today to avoid disappointment!

LEASEHOLD, Council Tax Band A , EPC rating D





## Ground Floor

### Entrance vestibule

UPVC double glazed front door, laminate flooring, stairs to the first floor, door into the living room.

### Living Room

12'8" x 10'8" (3.882 x 3.262)

UPVC double glazed box window to the front, laminate flooring, radiator, fireplace with log burner, door into the kitchen diner.

### Kitchen diner

19'5" x 11'3" (5.928 x 3.433)

UPVC double glazed windows to the rear and side, UPVC double glazed door to the side, tiled flooring, wall units with contrasting worktops and soft closing drawers, breakfast bar, integrated four ring gas hob and oven with overhead extractor fan, stainless steel sink with single drainer, space for washing machine, dishwasher and fridge freezer, tiled splashback, recessed spotlights, Under stairs storage cupboard.

## First Floor

### Landing

UPVC double glazed window to the side, doors into two bedrooms and the family bathroom.

### Bedroom One

11'7" x 11'4" (3.534 x 3.460)

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

### Bedroom Two

9'5" x 8'5" (2.872 x 2.568)

UPVC double glazed window to the rear, radiator, laminate flooring.

## Bathroom

6'3" x 5'8" (1.915 x 1.737)

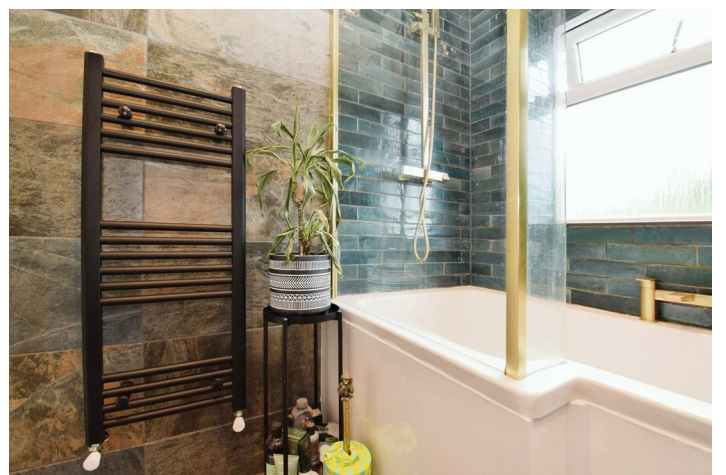
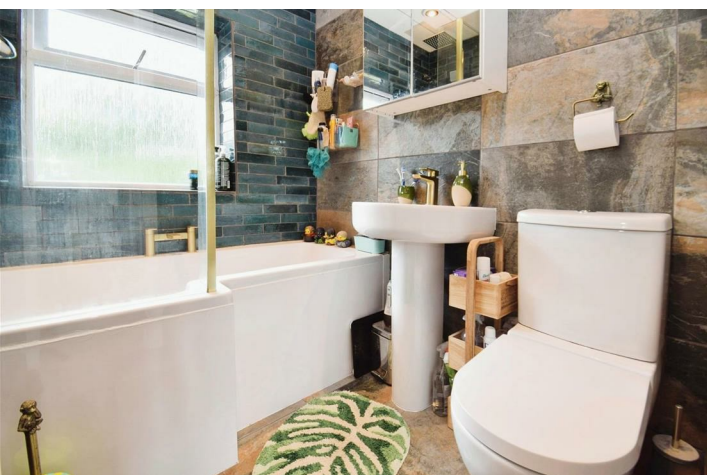
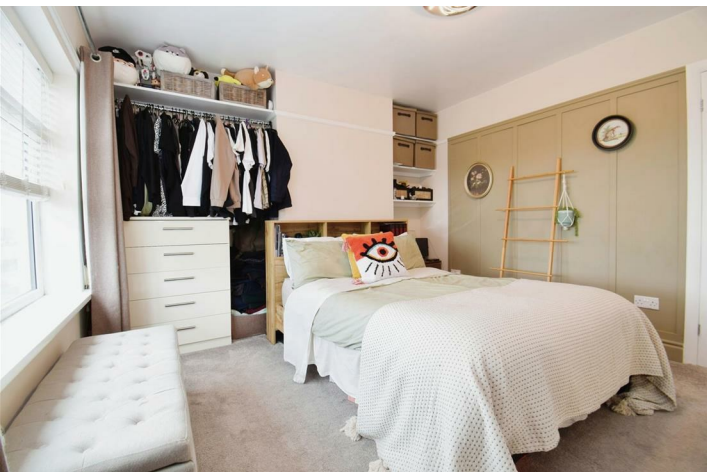
UPVC double glazed frosted glass window to the rear, tiled walls and flooring, paneling to ceiling with recessed spotlights, bath with glass shower screen and overhead shower, heated towel radiator, basin with pedestal base, WC.

## External

Low maintenance garden to the front, mostly laid to stone with hedges to the front and side, separate rear garden with a double garage that has been split creating half storage and multipurpose garage area and the other half currently used for a gym leading through to a music room.

## 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



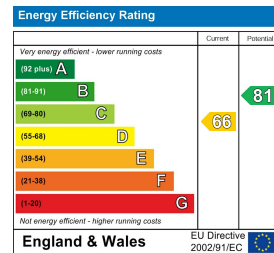
### Floor Plan



### 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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