



## 1 Berry Street

Lostock Hall, Preston, PR5 5RN



**Offers Over £115,000**

This is a wonderful deceptively spacious end terraced house which would be an ideal first time buyer property or investment opportunity. Internally, there is a hallway, two large reception rooms, a fitted kitchen, three bedrooms and a family sized bathroom. The property benefits from Gas Central Heating and Double Glazing and is ideally situated close to the local shops, schools and transport links. EPC rating D. Council Tax Band A. Freehold.





## Ground Floor

### Entrance Vestibule

Composite double glazed window and door to the front, laminate flooring and door leading to the living room.

### Living Room

15'1" 12'4" (4.613 3.767)

UPVC double glazed windows to front and side, laminate flooring, central heating radiator, feature fireplace surround and hearth, door into hallway, understairs storage cupboard and door into dining room.

### Dining Room

11'10" 10'11" (3.632 3.341)

UPVC double glazed window to the side, central heating radiator, ceiling fan, fitted carpet, door into kitchen, stairs to first floor.

### Kitchen

11'11" 7'11" (3.634 2.438)

UPVC double glazed windows to front and side and UPVC door to the side, laminate flooring, central heating radiator, wall and base units with wooden worktops, stainless steel sink with single drainer, spaces for washer, dryer, under counter fridge and freezer, integrated four ring gas hob with integrated oven and overhead extractor fan, tiled splashbacks.

## First Floor

### Landing

Door leading to all three bedrooms and family bathroom, and loft hatch.

### Bedroom One

12'3" 12'2" (3.751 3.718)

UPVC double glazed windows to the front, central heating radiator, carpet flooring.

### Bedroom Two

11'4" 8'9" (3.462 2.668)

UPVC double glazed window to the side, central heating radiator, carpet flooring.

### Bedroom Three

9'2" 6'7" (2.806 2.022)

UPVC double glazed window to the front, central heating radiator, carpet flooring.

### Bathroom

6'0" 5'3" (1.835 1.622)

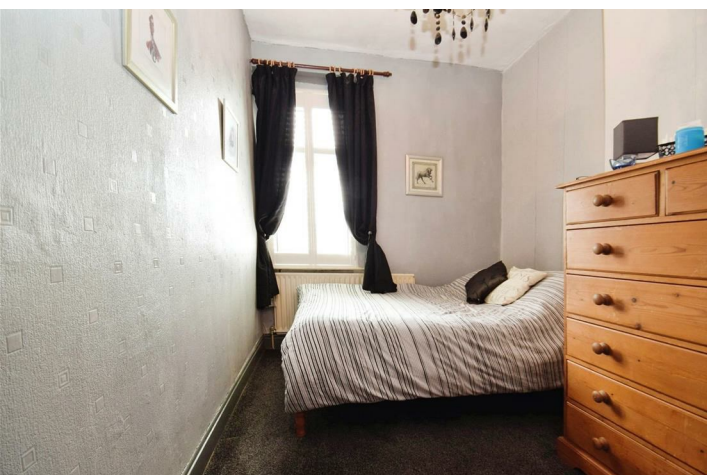
UPVC double glazed frosted glass window to the rear, tiled walls and flooring, WC, basin with vanity cupboard, bath with overhead shower, paneling to the ceiling.

### External

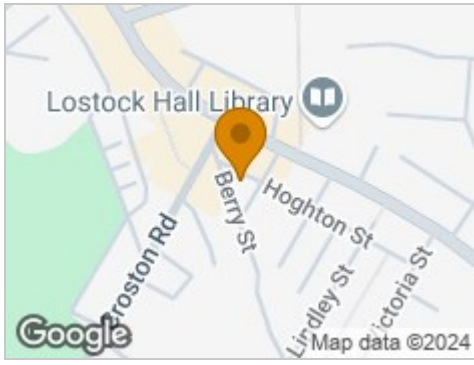
Enclosed low maintenance yard to the side.

### 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



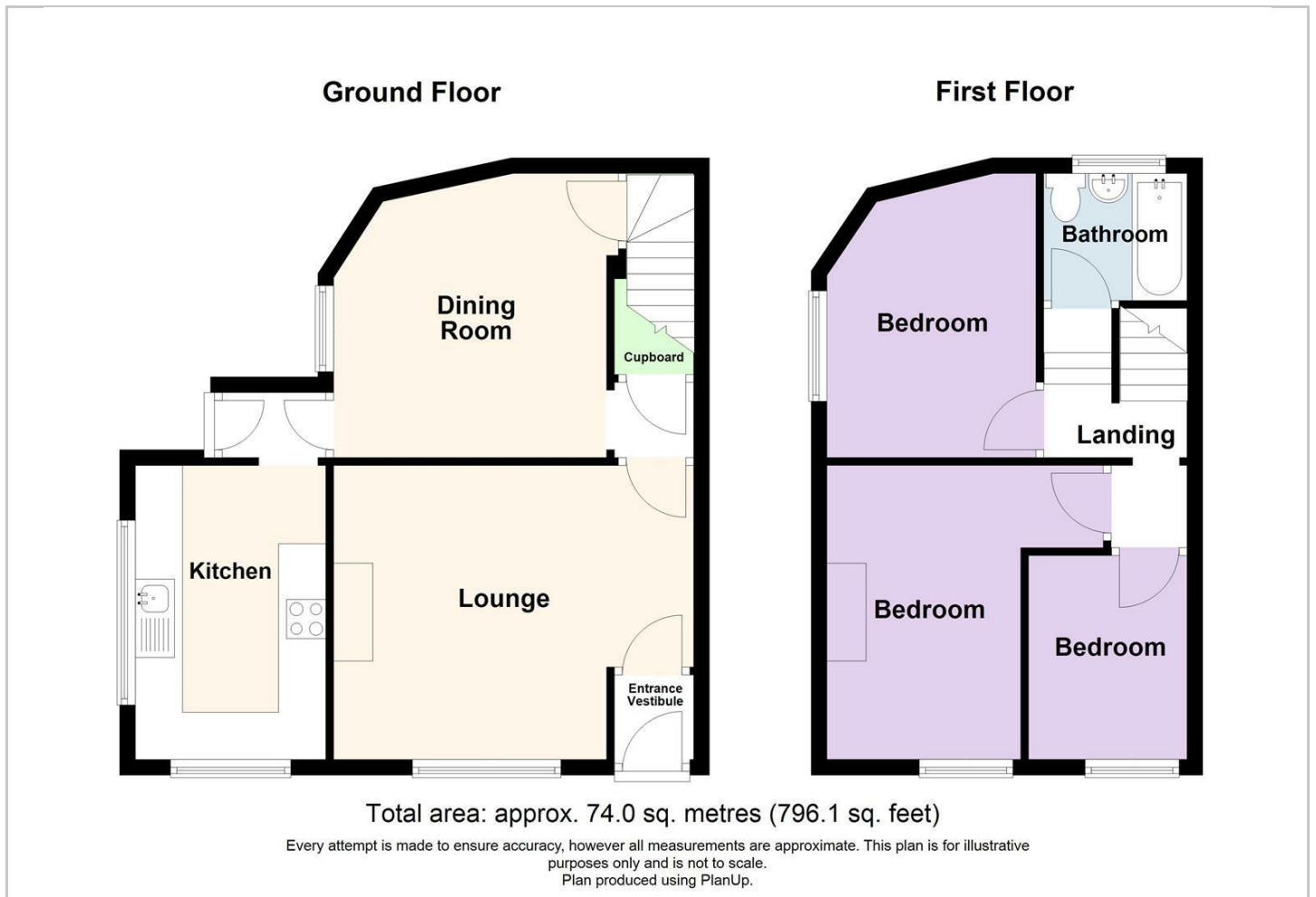
## Hybrid Map



## Terrain Map



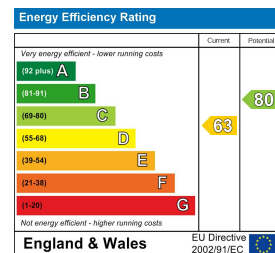
## Floor Plan



## 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



## Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**6 Watkin Lane, Lostock Hall, Preston, PR5 5RD**  
Tel: 01772 698888 Email: [lostockhall@holdens.co.uk](mailto:lostockhall@holdens.co.uk)