



12 Linden Close

Lostock Hall, Preston, PR5 5BS



£170,000

Offered with a NO CHAIN delay, this pretty dormer bungalow stands in a quiet cul de sac and provides a welcoming home in a lovely residential location. The accommodation is comprised of an entrance vestibule, lounge, kitchen and dining room, on the ground floor whilst, upstairs, there are two double bedrooms, a single bedroom and the family bathroom. The property also benefits from double glazing and central heating throughout and provides off road parking and a detached garage. Gardens front and rear complete the picture. With such potential to make a wonderful new home, early viewings are highly recommended. Freehold. EPC rating D. Council tax band C.





GROUND FLOOR

Entrance Vestibule

Composite double glazed front door with uPVC double glazed windows either side. Central heating radiator, under stairs storage cupboard, stairs to the first floor, door into the lounge.

Lounge

13'10" x 11'0" (4.228m x 3.362m)

uPVC double glazed window to front, central heating radiator, Adam style fireplace with marble effect back and hearth housing a gas fire, double doors to the dining room, wall lights.

Dining Room

14'10" x 9'5" (4.529m x 2.883m)

uPVC double glazed door and window to rear, laminate flooring, central heating radiator, opening to the kitchen.

Kitchen

13'4" x 7'6" (4.081m x 2.291m)

uPVC double glazed exit door to side, uPVC double glazed window to rear. Tiled flooring. Fitted with wall and base units with contrasting worktops, tiled splashback, breakfast bar and stainless steel sink with drainer. Spaces for a washing machine and oven. Wall mounted boiler.

FIRST FLOOR

Landing

uPVC double glazed window to side, wall mounted gas heater, loft hatch, doors to the three bedrooms and the family bathroom.

Bedroom One

12'2" x 10'11" (3.720m x 3.351m)

uPVC double glazed window to front, central heating radiator, storage cupboard housing the hot water tank.

Bedroom Two

10'10" x 9'9" (3.320m x 2.992m)

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

Bedroom Three

6'10" x 6'1" (2.089m x 1.860m)

uPVC double glazed window to front, central heating radiator.

Bathroom

6'0" x 5'6" (1.851m x 1.690m)

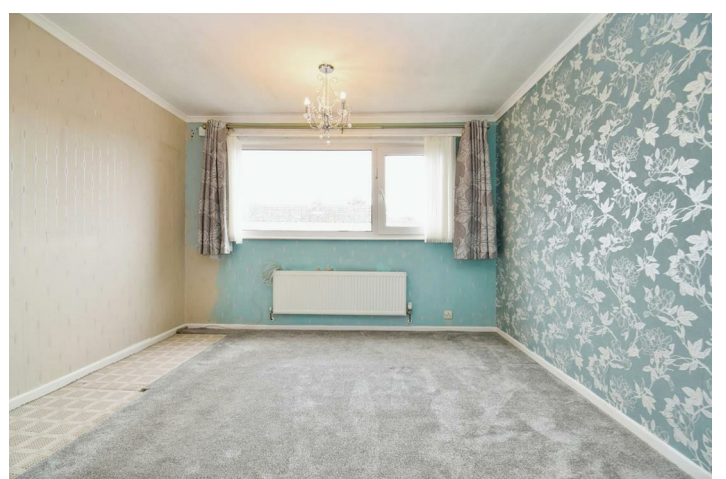
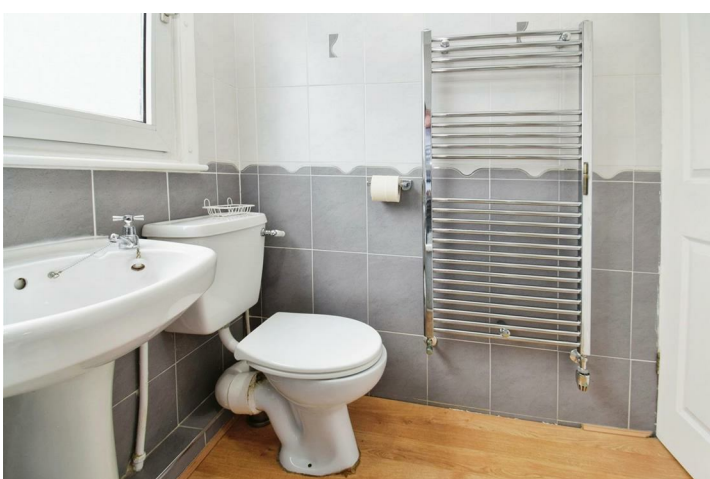
uPVC double glazed frosted window to rear. Three piece suite comprising bath with electric shower, pedestal hand basin and WC. Vertical radiator. Tiled walls.

EXTERNAL

To the front of the property, there is a garden with lawn and flowerbeds beside which runs a drive leading to the detached garage. The rear garden offers a flagged patio, decorative area of lawn, flowers beds and small trees.

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



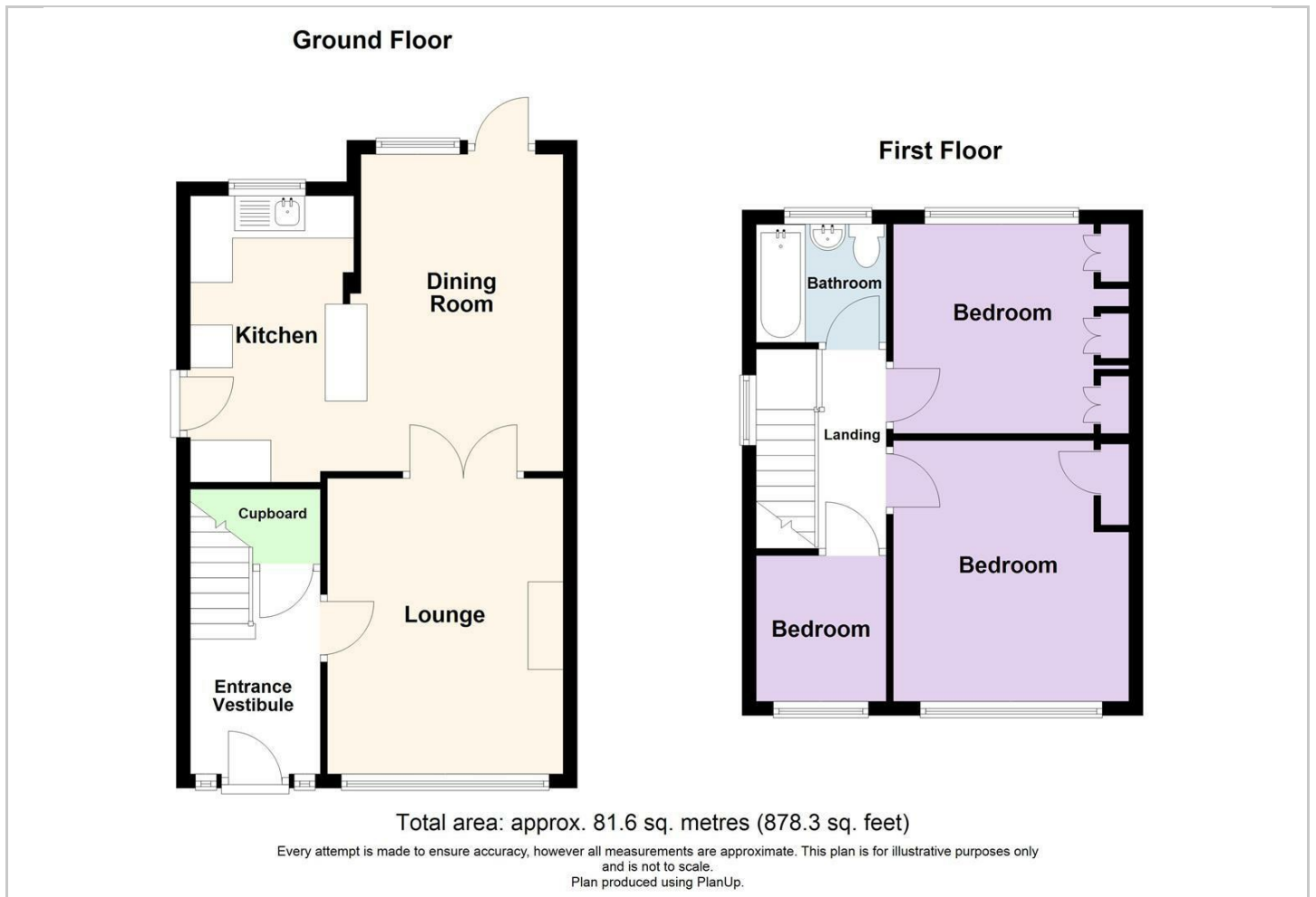
Hybrid Map



Terrain Map



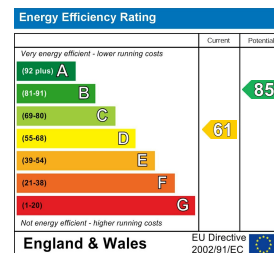
Floor Plan



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

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