



1 Doodstone Nook

Lostock Hall, Preston, PR5 5AQ



Offers Over £190,000

NEW PRICE! *Vendor has secured a chain free property* Presented in great condition and modernised throughout with double glazing, HIVE central heating, with great kerb appeal and close to local schools. The internal accommodation comprises hallway, living room with open chimney breast and a great sized window allowing ample natural light to flow through, kitchen/diner and utility room. On the first floor, there are three bedrooms and the family bathroom. Externally, the large rear garden provides great outdoor space and is ideal for a keen gardener. Early viewings are highly recommended. Council tax band B. EPC rating C. Freehold.





Ground Floor

Entrance Hallway

UPVC double glazed front door, Karndean click flooring, stairs to the first floor, radiator, doors into the lounge and kitchen diner, under stairs storage cupboard housing the Combi boiler

Living Room

15'4" x 10'5" (4.698 x 3.199)

UPVC double glazed window to the front, Karndean click flooring, radiator, open chimney breast, wall lights to alcove.

Kitchen/Diner

17'5" x 8'1" (5.326 x 2.475)

UPVC double glazed windows and door to rear, Karndean click flooring, radiator, wall and base units with solid oak worktops, soft closing drawers and cupboards, under plinth heater, integrated four ring gas hob with overhead extractor fan and panel splashback, stainless steel Franke sink with food waste disposal, pull out bin, integrated dishwasher, integrated AEG self cleaning oven, space for fridge freezer, integrated AEG microwave, door leading to the utility room.

Utility

9'5" x 7'1" (2.891 x 2.175)

Windows to rear and side, side entrance door, laminate flooring, worktops, stainless steel sink with single drainer, space for washing machine and dryer.

First Floor

Landing

UPVC frosted glass arched window to side, doors into three bedrooms and family bathroom.

Bedroom One

12'11" x 10'7" (3.953 x 3.228)

UPVC double glazed window to front, wall lighting, radiator.

Bedroom Two

10'7" x 9'11" (3.243 x 3.026)

UPVC double glazed window to rear, radiator, loft hatch (loft insulated)

Bedroom Three

7'11" x 6'6" (2.415 x 2.005)

UPVC double glazed windows to front, radiator.

Bathroom

8'2" x 5'4" (2.502 x 1.649)

UPVC double glazed frosted glass window to rear. Tiling to walls. Laminate flooring. Four piece suite comprising a bath with shower attachment, WC, hand basin with built-in vanity cupboard and shower enclosure with glass screen and rainfall shower head. Heated towel radiator, recessed glass storage shelving, mirrored bathroom cabinet.

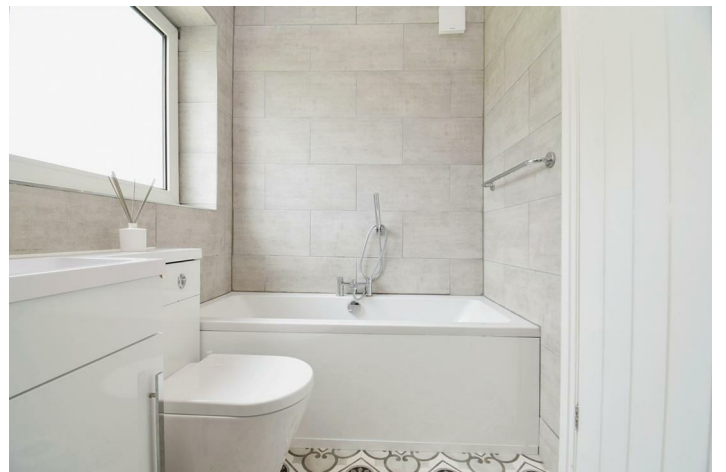
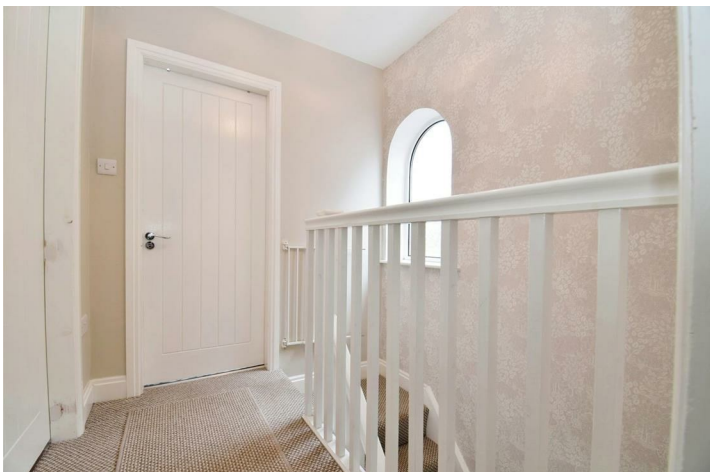
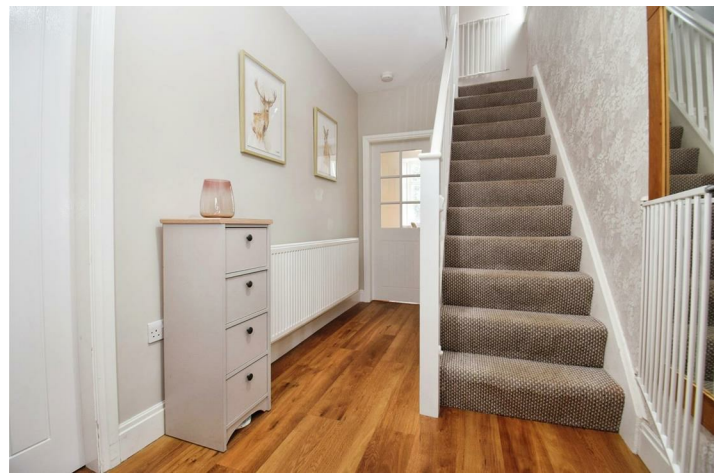
External

Large rear garden comprising lawns with flowerbeds and storage shed. Having an allotment style layout, this is ideal for a gardener.

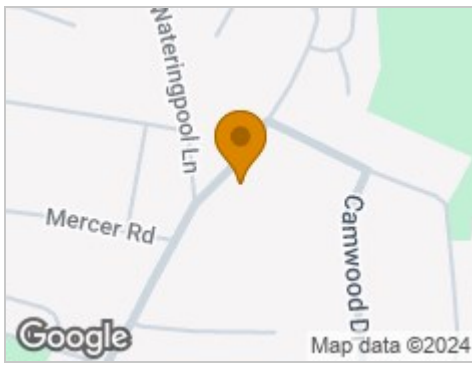
Pebble driveway to the front with flowerbeds to side.

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



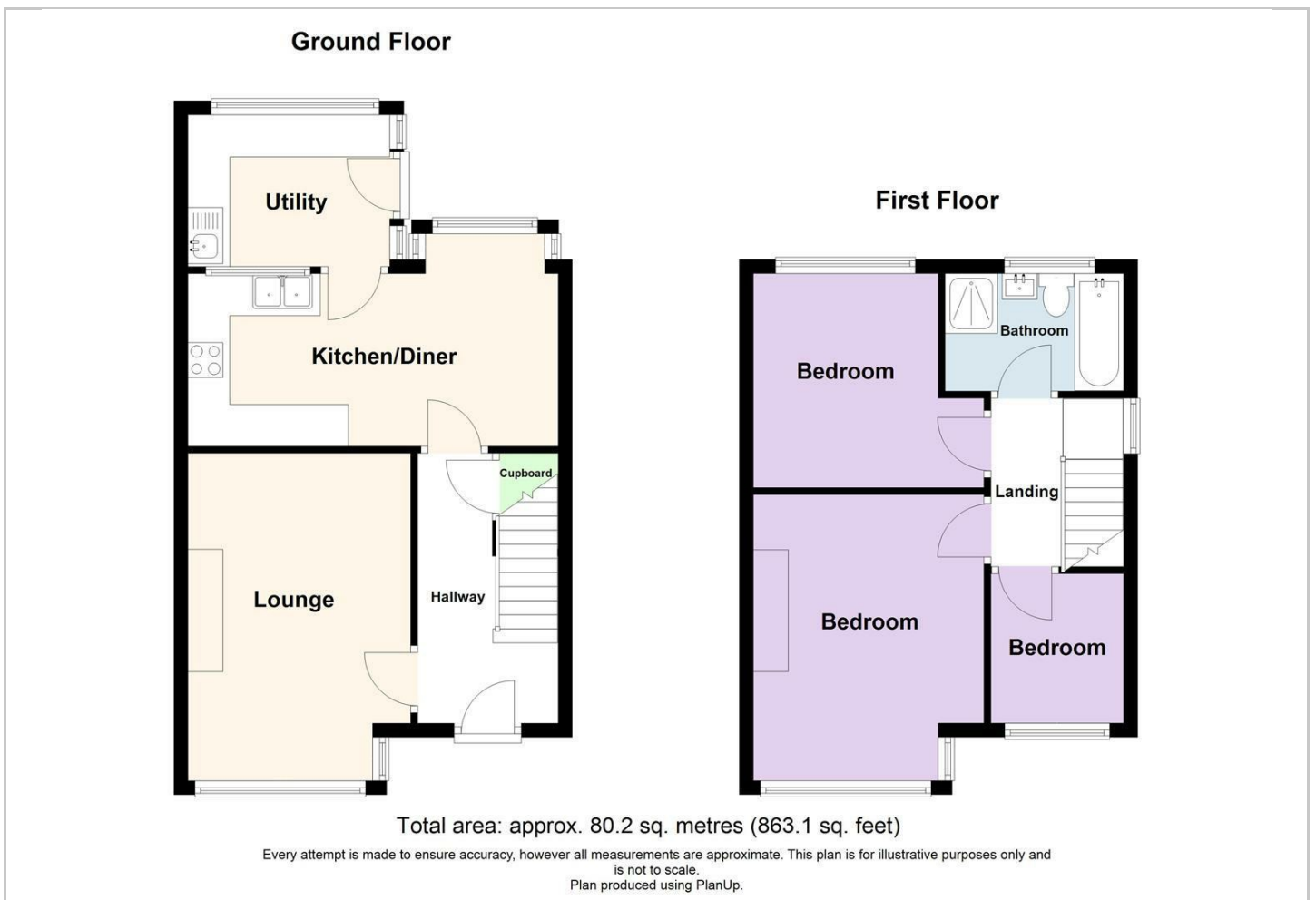
Hybrid Map



Terrain Map



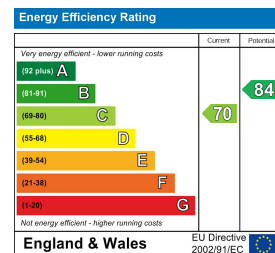
Floor Plan



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



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6 Watkin Lane, Lostock Hall, Preston, PR5 5RD
Tel: 01772 698888 Email: lostockhall@holdens.co.uk