



26 Marina Grove

Lostock Hall, Preston, PR5 5SR

£165,000



For those looking for a comfortable three bedroom semi detached family home in a well established residential area, this lovely house will fit the bill.

The property offers driveway parking, a detached garage and easy access to local amenities, schools and transport links. The internal accommodation offers a light and airy entrance hall, great size lounge, kitchen, three bedrooms and a family bathroom with the addition of a conservatory as well as benefiting from gas central heating & UPVC double glazing throughout, with gardens to the front & rear, Freehold, Council Tax Band B, EPC Rating D.





GROUND FLOOR

Hallway

uPVC double glazed front door, uPVC double glazed windows to front & side, doors leading into the kitchen and lounge, stairs providing access to the first floor.

Lounge

21'10" x 11'2" (6.673m x 3.418m)

uPVC double glazed window to the front, double doors into conservatory, radiator.

Kitchen

12'5" x 8'5" (3.796m x 2.578m)

uPVC double glazed window to rear, door to side, laminate flooring, wall and base units with contrasting worktops, 1.5 L sink with single drainer, tiled splashbacks, space for washing machine and oven, integrated overhead extractor fan, integrated fridge freezer, radiator, under stairs storage cupboard, wall mounted combi boiler.

Conservatory

9'1" x 8'3" (2.781m x 2.527m)

uPVC double glazed windows to rear & side, uPVC double glazed side door provides access to the garden.

FIRST FLOOR

Landing

uPVC double glazed window to side, doors into three bedrooms & family bathroom, loft hatch.

Bedroom One

10'11" x 9'4" (3.352m x 2.864m)

uPVC double glazed window to front, radiator, built in wardrobe.

Bedroom Two

10'11" x 9'11" (3.334m x 3.029m)

uPVC double glazed window to rear, radiator.

Bedroom Three

7'3" x 6'10" (2.210m x 2.094m)

uPVC double glazed window to rear, radiator.

Bathroom

7'1" x 6'4" (2.17m x 1.944m)

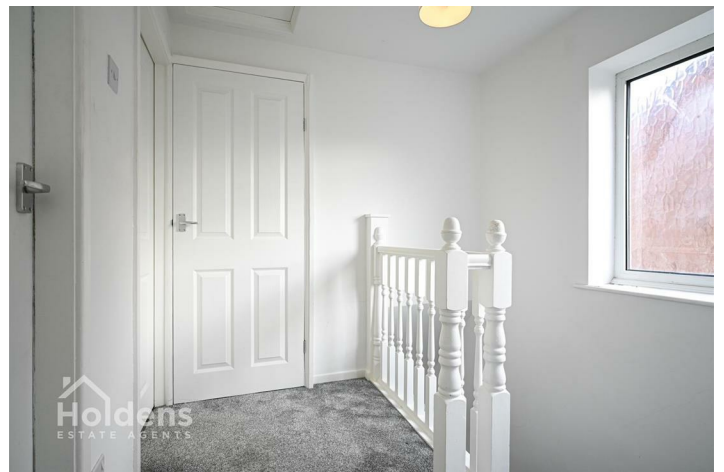
uPVC double glazed frosted window to rear, laminate flooring, WC, basin with built-in vanity cabinet, heated towel radiator, paneling to walls, L shape bath with overhead shower, extractor fan.

EXTERNAL

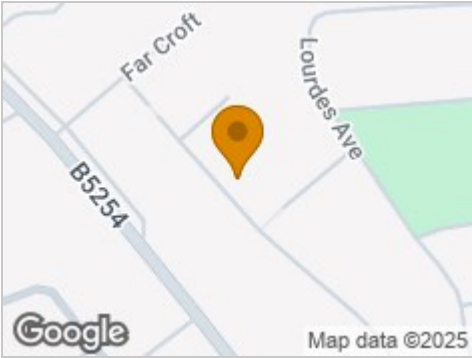
Off road parking to front with gravel area, garden to rear with storage facilities.

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



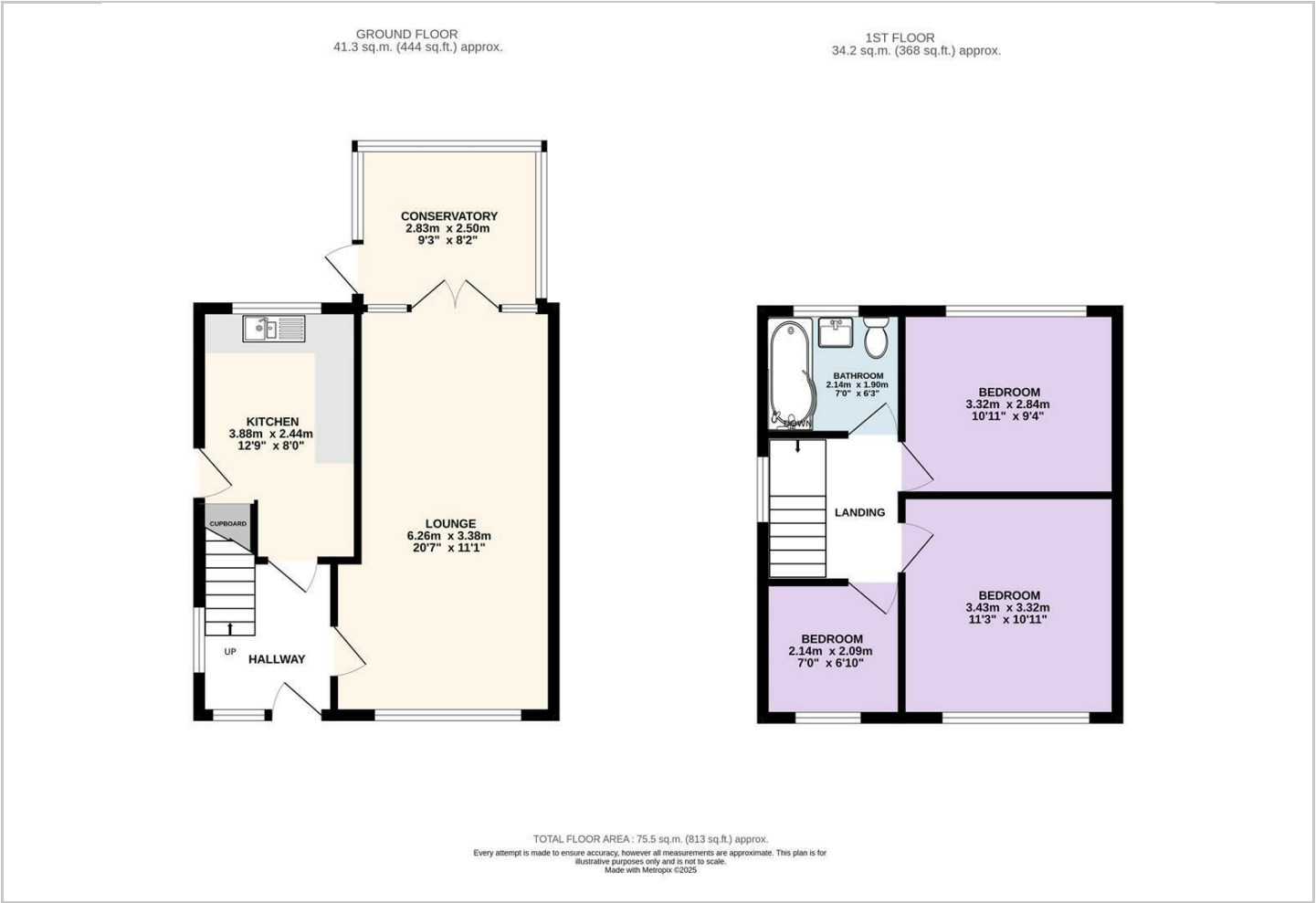
Hybrid Map



Terrain Map



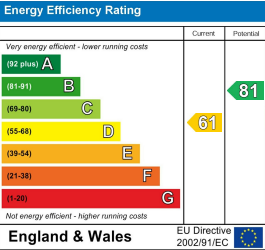
Floor Plan



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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