



8 Victoria Street

Lostock Hall, Preston, PR5 5RA

£725 Per Month



Centrally located with access to the amenities of Lostock Hall, bus routes, train services and the local motorway networks, this mid terrace house is perfect for those looking for a cosy family home. Offering spacious rooms and ample storage, this pretty home has been well maintained and provides a warm welcoming feel. The property provides a good size lounge with feature fireplace, modern fitted kitchen/diner, two bedrooms and a three piece shower suite. The property has gas central heating and is double glazed. Available immediately. Internal viewing is essential. Council tax band A.

Please note a holding deposit equivalent to one weeks rent is required to secure the property (this will be fully refunded subject to satisfactory references).



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GROUND FLOOR

Entrance Vestibule

uPVC double glazed entrance door, door into the lounge.

Lounge

14'10" x 13'1" (4.523m x 4.010m)

Laminate flooring, central heating radiator, electric fire, meter cupboard, door into the kitchen/diner, uPVC double glazed window to front.

Kitchen/Diner

12'7" x 11'7" (3.853m x 3.536m)

Fitted with a range of wall and base units with complementary white tiled splashback and contrasting worktops. Four ring gas hob, oven, stainless steel one and a half sink with drainer. Tiled flooring, central heating radiator, wall mounted combi boiler, stairs to first floor. uPVC double glazed window and door to rear.

FIRST FLOOR

Landing

Loft access. Doors into the two bedrooms and the shower room.

Bedroom One

14'9" x 13'1" (4.516m x 4.006m)

uPVC double glazed window to front, central heating radiator, built in storage cupboard.

Bedroom Two

10'11" x 9'0" (3.343m x 2.763m)

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

Shower Room

5'10" x 5'4" (1.785m x 1.648m)

Shower enclosure, pedestal hand wash basin and low level wc. Tiled flooring and walls. Chrome towel radiator. Downlights. uPVC double glazed frosted window to rear.

EXTERNAL

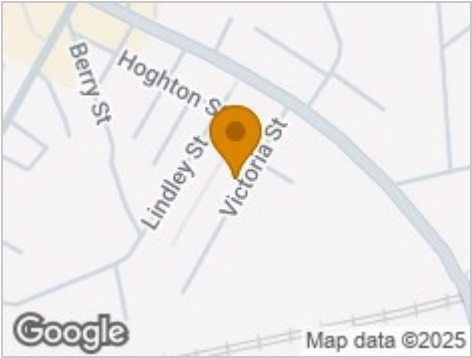
Rear yard with gated access.

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



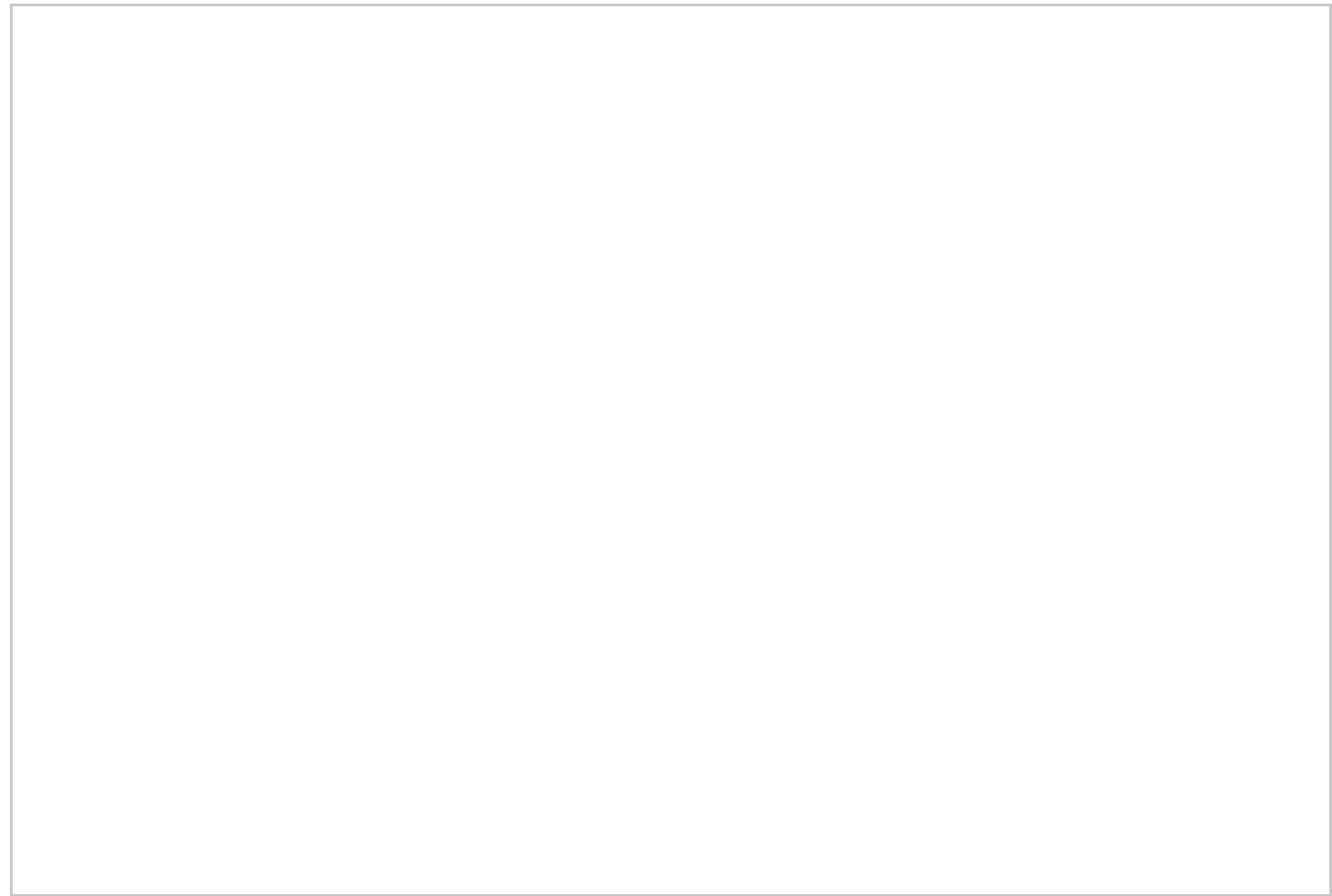
Hybrid Map



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

