



## 48 Glendale Avenue

Lostock Hall, Preston, PR5 5XY

**£189,950**



Available with NO ONWARD CHAIN, this lovely semi detached dormer bungalow offers great room sizes and ample opportunity to make a wonderful new home. The accommodation is comprised of an entrance hall, lounge with feature fireplace, modern kitchen with integrated appliances, three bedrooms and bathroom. Externally, there are gardens front and back, off road parking and a detached garage. Viewings available by calling 01772 698888. Freehold. Council Tax Band C. EPC rating D





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## Ground Floor

### Hallway

uPVC double glazed door to side, meter cupboard, radiator, doors into snug, shower room, bedroom and kitchen.

### Snug

10'1" x 8'6" (3.074 x 2.598)

uPVC double glazed window to front, radiator, double door into lounge, stairs to the first floor.

### Lounge

15'8" x 10'2" (4.781 x 3.109)

uPVC double glazed window to front, radiator, electric fireplace with marble surround and hearth, wall lighting.

### Shower Room

6'11" x 5'5" (2.131 x 1.671)

uPVC double glazed frosted window to side. Laminate flooring and tiling to walls. Three piece suite comprising a low-level WC, hand basin with built-in vanity cupboard and shower enclosure with glass screen. Recessed spotlights, heated towel rail.

### Bedroom One

12'11" x 10'2" (3.951 x 3.105)

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

### Kitchen

9'10" 295'3" x 9'11" (3.0 90 x 3.031)

uPVC double glazed window to rear, laminate flooring, modern wall and base units with contrasting worktops, stainless steel sink with single drainer, panelled splash backs, integrated four ring induction hob with overhead extractor fan, integrated oven, grill, dishwasher, integrated fridge freezer, radiator, space for washing machine. Wall mounted Baxi combi boiler.

## First Floor

### Landing

uPVC double glazed window to side, doors into bedrooms and WC, door into alcove storage space.

### Bedroom Two

14'4" x 10'2" (4.389 x 3.118)

uPVC double glazed window to rear, radiator, built-in furniture.

### Bedroom Three

10'2" x 6'10" (3.113 x 2.097)

uPVC double glazed window to rear, radiator.

### WC

3'11" x 3'9" (1.216 x 1.165)

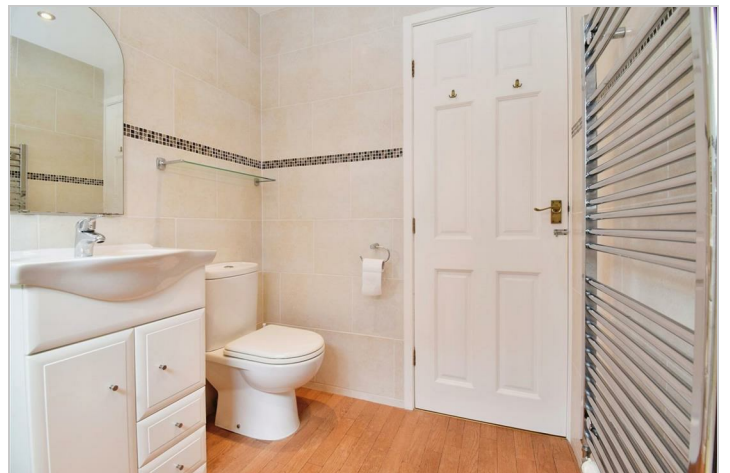
uPVC double glazed window to side, laminate flooring, tiling to walls, WC, hand wash basin with built-in vanity cupboard.

### External

Garden to front mostly laid to lawn bordered by trees and bushes beside which runs a driveway providing off-road parking. Detached single garage to rear with the rear garden mostly flagged with a gravel area and planted border on one 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.



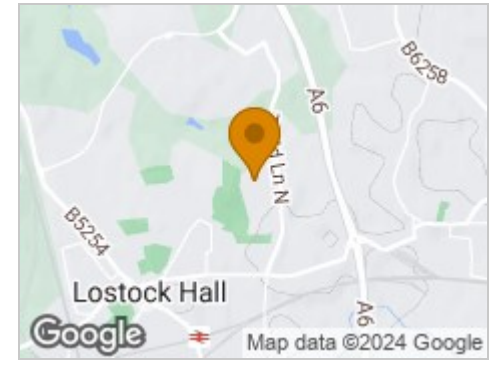
## Road Map



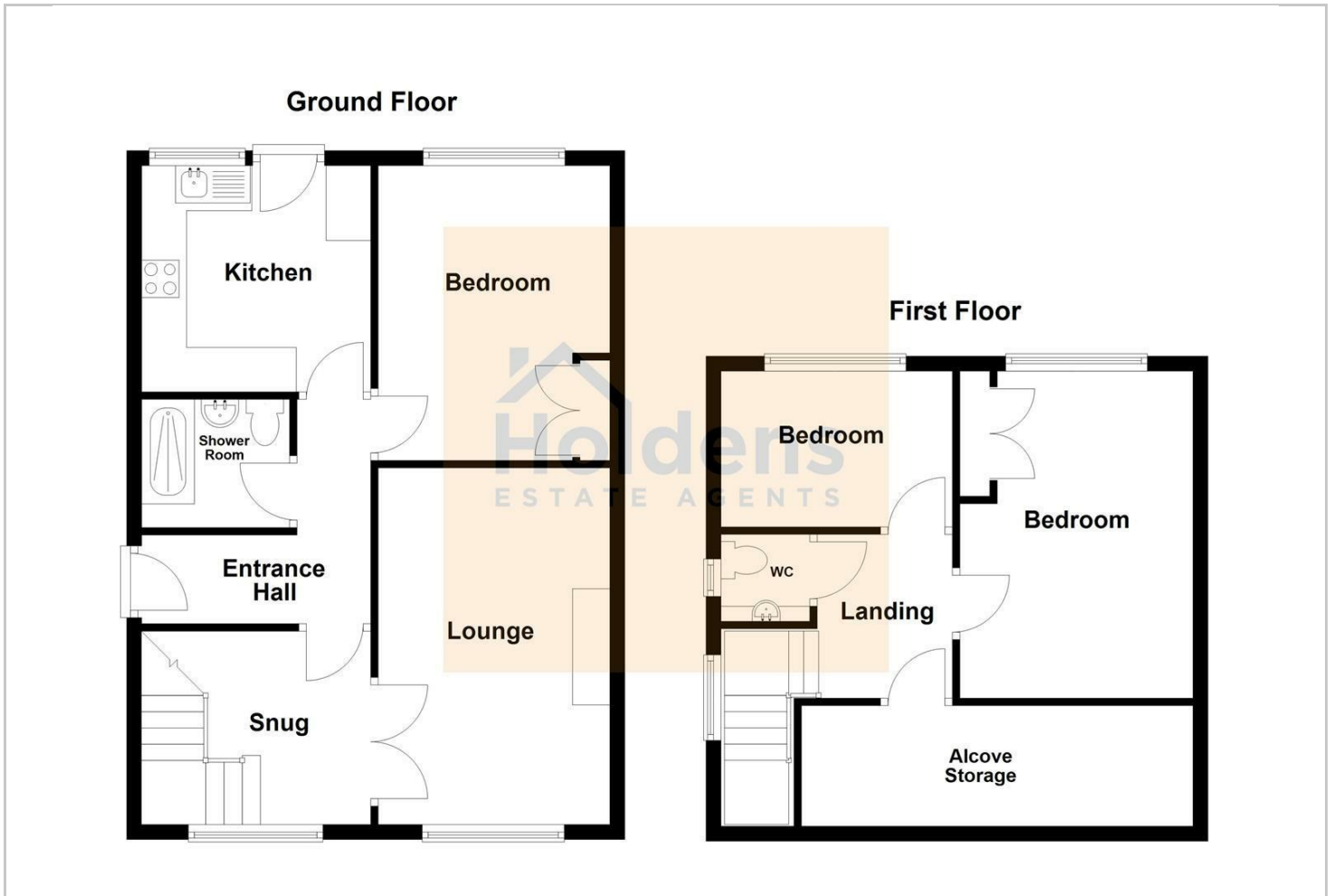
## Hybrid Map



## 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

