



PROCTORS
ESTATE AGENTS

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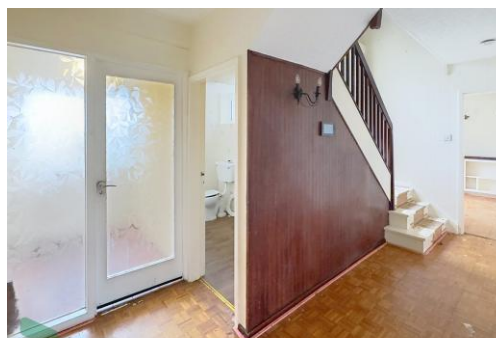


76a Browndge Road, Lostock Hall, Preston, PR5 5AD

"Offers In Excess Of" £325,000

Large detached four bedroom house, 209 square meters (2248 square foot), dating from circa 1970, in the need of renovation and modernising. The property is within a popular South Preston neighbourhood with good connectivity to the regional motorway network for commuting throughout the North West region.

The property has the benefit of a large garden and additional plot, totaling just under 0.75 acres (2880 sq meters), with scope for a variety of uses - pony paddock, vegetable garden/small holding or redevelopment in this residential suburban setting. The property has gas central heating and largely UPVC framed double glazed windows.



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TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

6' 6" x 4' 7" (2m x 1.4m) With Quarry tiled flooring, cloaks rail

HALLWAY

16' 4" x 8' 2" (5m x 2.5m) Measurements are to maximum, Parquet wood block flooring

CLOAKROOM

8' 10" x 4' 7" (2.7m x 1.4m) Meter cupboard and under stairs store off, low flush WC, wash hand basin

LOUNGE/RECEPTION ROOM ONE

19' 8" x 11' 9" (6m x 3.6m) Parquet wood block flooring, gas fire in slate surround, alcove shelving/storage unit, patio door to rear south facing garden, ceiling and wall lights

STUDY/RECEPTION ROOM TWO

13' 1" x 11' 5" (4m x 3.5m) Parquet wood block flooring, fitted shelving to one wall, ceiling light

DINING ROOM/RECEPTION ROOM THREE

13' 11" x 11' 4" (4.25m x 3.47m) Parquet wood block flooring, ceiling light

KITCHEN

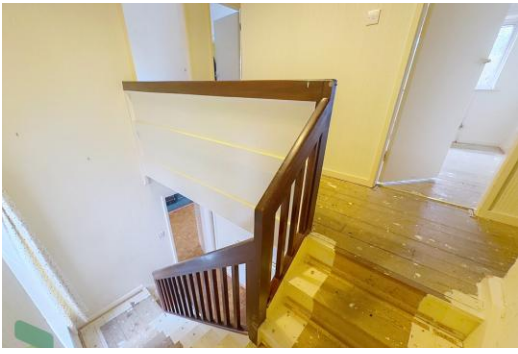
14' 5" x 10' 4" (4.4m x 3.16m) Laminate floor, matching contemporary kitchen wall and base units with marble effect work tops, incorporating single drainer stainless steel sink, space for cooker, plumbed for dishwasher

UTILITY

8' 10" x 5' 10" (2.7m x 1.8m) Vinyl floor tiles, plumbed for washing machine

WET ROOM

5' 5" x 4' 1" (1.66m x 1.25m) With disabled adaptations, shower, towel rail, wall mirror



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	71c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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FIRST FLOOR

20' 8" x 6' 10" (6.3m x 2.1m) Landing, airing cupboard/boiler cupboard

BEDROOM ONE

11' 10" x 8' 0" (3.63m x 2.45m)

BEDROOM TWO

11' 11" x 11' 10" (3.64m x 3.63m)

BEDROOM THREE

12' 11" x 11' 5" (3.95m x 3.48m) Built in wardrobes

BEDROOM FOUR

12' 3" x 11' 5" (3.75m x 3.5m) Built in wardrobes, pedestal wash hand basin with tiled splash back and wall mirror

BATHROOM

7' 10" x 5' 10" (2.4m x 1.8m) Fully tiled walls, panelled bath with shower taps and rail/curtain, towel rail, shaver point

SEPARATE WC

4' 7" x 4' 7" (1.4m x 1.4m) Half tiled walls, low flush WC, corner wash hand basin

GARAGE

17' 4" x 10' 0" (5.3m x 3.06m)

OUTSIDE

Drive and garden to the front, large enclosed rear garden with mature trees, additional plot 1815 square metres (0.44 acres)

SPECIAL CONDITIONS

The buyer(s) will be required to enter into a covenant to delete reference to Vicarage or Rectory within the address of the property after completion.

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Blackburn

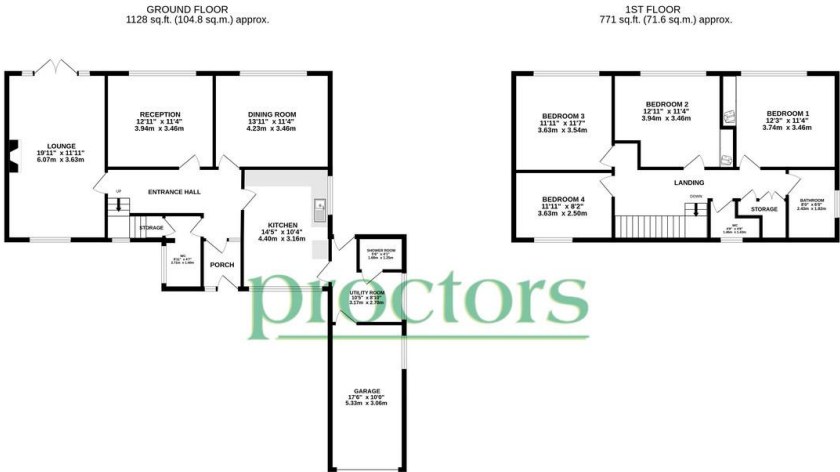
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76A BROWNDEDGE ROAD - MARKETING BY PROCTOR'S ESTATE AGENTS

TOTAL FLOOR AREA: 1899 sq.ft. (176.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		