12 ST. GERRARDS ROAD

LOSTOCK HALL, PRESTON, PR5 5TS

Asking Price £145,000

LEASEHOLD

• Mid Terraced House • Front Garden • Further Rear Lawn garden • Two Double Bedrooms • Bright & Sunny Lounge • Well Designed Dining Kitchen • Great Local Amenities • Adjacent To Open Green • Outstanding Local Schools • Contemporary Shower Room

MARIE HOLMES

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A great mid terraced home with a garden to the front as well as a smart enclosed rear courtyard with brick built sheds and access lane to a full garden. There are two double bedrooms, lounge room and a well designed dining kitchen. There is a contemporary three piece shower room, gas central heating and uPVC double glazing, The property sit adjacent to an open green and had great access to local services, amenities and great motorway connectivity. There are excellent local schools and great out of town shopping and local supermarkets. Viewing is essential and we are offering this property for sale with No Chain Delay.

Entrance Hall

With door to front, ceiling light, door to lounge and stairs to first floor.

Lounge

15'3" (into bay) x 11'5" (4.65 (into bay) x 3.48 (4.66 x 3.49))

With uPVC double glazed bay window to front, picture rail, ceiling light, radiator and feature mantel surround.

Kitchen

14'5" x 7'7" (4.39 x 2.31)

With a range of wall, drawer and base units with contrasting working surfaces, one and a half sink unit and drainer, gas cooker with extractor hood above, plumbed for washer and cupboard housing the central boiler.

Shower Room

6'6" x 5'7" (1.98 x 1.70)

With a three piece suite comprising glazed shower compartment with mains shower and water resistant panels, low suite W.C. pedestal wash hand basin, opaque uPVC double glazed window, radiator and ceiling light.

Bedroom One

11'9" x 11'4" (3.58 x 3.45)

With uPVC double glazed window to the front, feature cast iron fire place, built in wardrobes, radiator and ceiling light.

Bedroom Two

9'6" x 8'4" (2.90 x 2.54)

Further double bedroom with uPVC double glazed window to the rear overlooking courtyard and garden beyond, radiator and ceiling light.

Outside

To the front there is a gravel garden with mature laurel hedging and pathway.

Rear Courtyard

A great space with two brick built secure outbuildings, part wall and wooden panel fencing, wooden gate to rear grass accessed lane.

Rear Garden

Being approached by the grassed access lane to gated access to additional generous rear garden.

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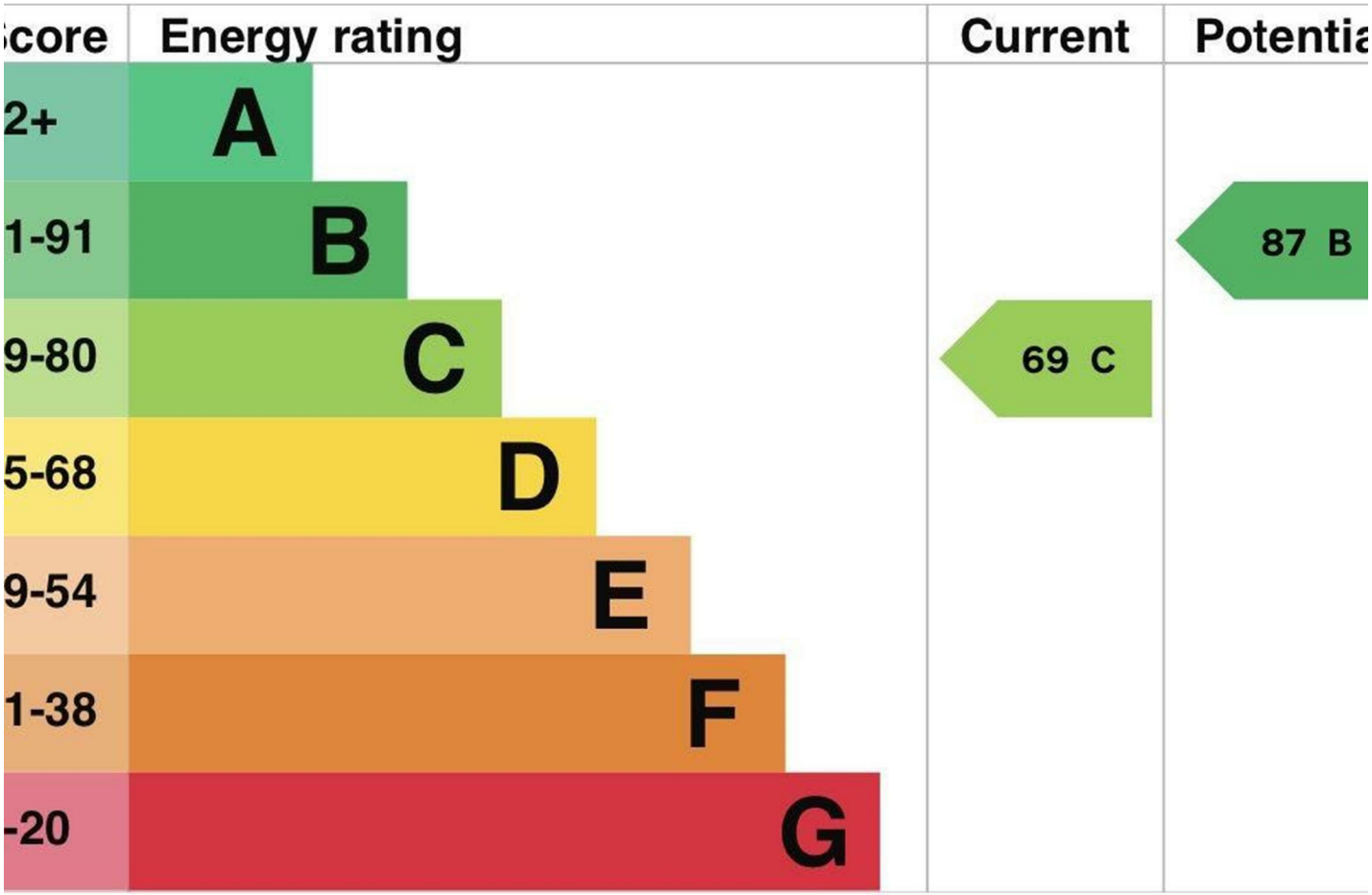

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ADDITIONAL INFORMATION

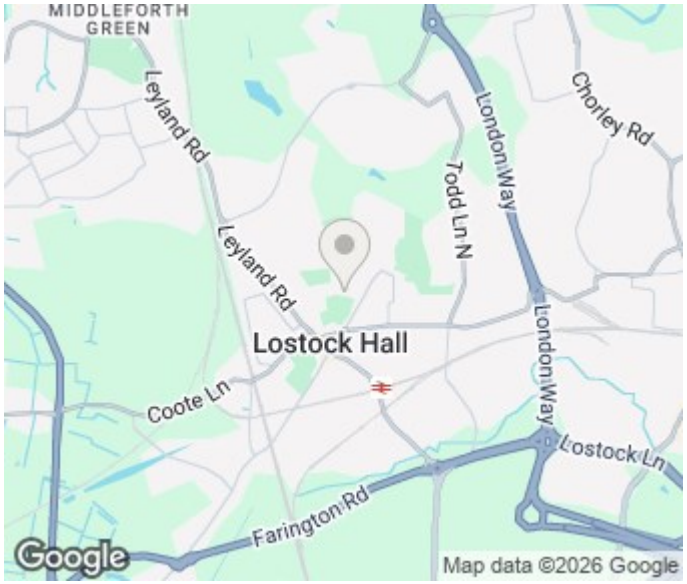
Local Authority –

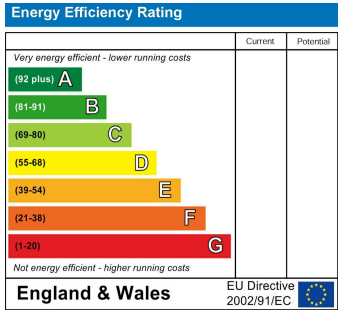
Council Tax – Band A

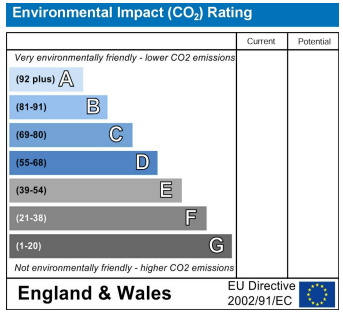
Viewings – By Appointment Only

Tenure – Leasehold

EPC Rating –







Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

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