



76 WATERINGPOOL LANE LOSTOCK HALL, PRESTON, PR5 5UA

Per Month £950 Per Month

- Detached True Bungalow on Lovely Lane Setting • Great Location • Two Double Bedrooms • Renovated Throughout • New Kitchen & Bathroom • Newly Decorated & New Floor Coverings • Gardens Front & Rear • Driveway Parking & Detached Garage • Excellent Local Amenities • Great Motorway Connectivity

MARIE HOLMES
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76 Wateringpool Lane

SPLENDID MODERN DETACHED TRUE BUNGALOW SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION An exceptional detached true bungalow, recently renovated to an outstanding standard and now available for long-term rental. Occupying a desirable position on a peaceful country lane, the property enjoys a semi-rural setting whilst remaining conveniently close to a wide range of local amenities, supermarkets, retail parks, and excellent transport links.

Beautifully presented throughout, the accommodation comprises two generous double bedrooms, a spacious lounge, separate dining room, a newly fitted contemporary kitchen, and a stylish new bathroom. The property has been fully redecorated and benefits from attractive new floor coverings, gas central heating, and double glazing throughout.

Externally, the bungalow offers ample off-road parking via a substantial driveway, a detached garage, and well-maintained gardens to both the front and rear, providing excellent outdoor space to enjoy.

Ideally located for easy access to motorway networks, local shopping facilities, and surrounding towns and cities, this superb home is perfectly suited to those seeking quality accommodation in a sought-after location.

Early viewing is highly recommended and strictly by appointment through Marie Holmes Estate Agents.



Entrance Porch

A spacious porch area with windows and door to the front, ceiling light, laminate flooring, door to the entrance hall.

Entrance Hall

With uPVC double glazed door to the front, corner window, laminate flooring, boiler cupboard, ceiling light and doors off.

Lounge Diner

23'4" x 11'8" (7.11 x 3.56)

Two adjoining rooms, although large rooms in their own right, double glazed patio doors to the rear garden and double glazed window to the rear, two ceiling lights.

Kitchen/Breakfast Room

10'8" x 9'2" (3.25 x 2.79)

A newly fitted kitchen with a contemporary range of wall, drawer and base units, contrasting working surfaces, some with water resistant panel elevations, integrated gas hob, canopy extractor hood, electric oven and grill, one and a half stainless steel sink and drainer, integrated fridge freezer.

Bedroom One

13'9" x 9'10" (4.19 x 3.00)

With double glazed window to front, ceiling light and radiator.

Bedroom Two

10'7" x 10'3" (3.23 x 3.12)

Another double with window to side, radiator and ceiling light.

Bathroom

With three piece suite comprising "P" shaped bath with mains shower and profile screening, water resistant panel elevations, wash hand basin and low suite W.C. Heated towel rail, opaque uPVC double glazed window, laminate flooring, ceiling light.

Front Exterior

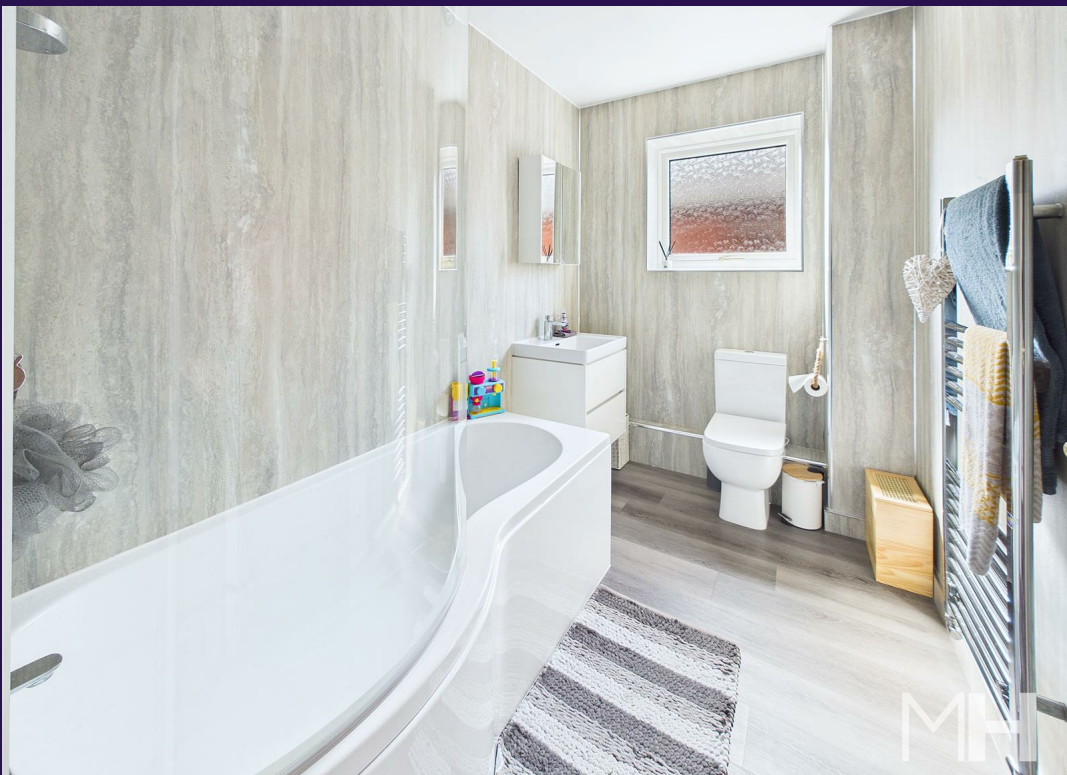
To the front there is a garden, driveway parking on approach to a detached garage. with up and over door.

Rear Garden

A lovely rear garden with patio area.

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ADDITIONAL INFORMATION

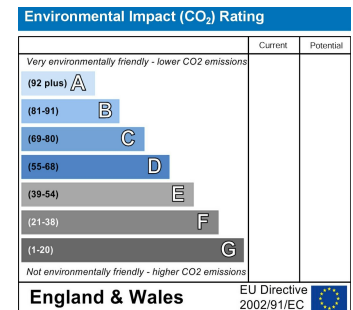
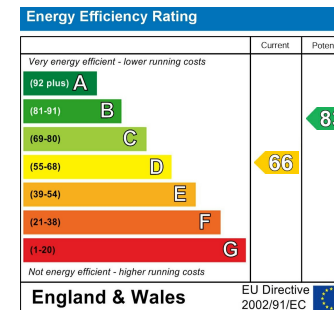
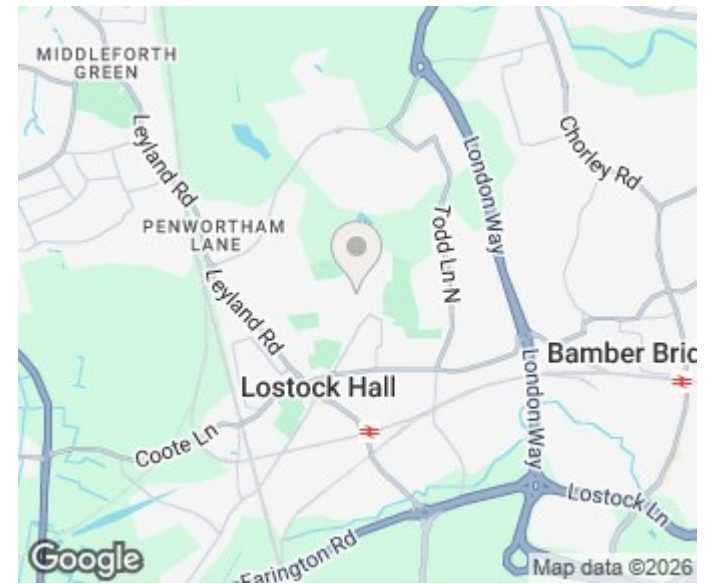
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure –

EPC Rating – D



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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