



30 ST. CUTHBERTS ROAD

LOSTOCK HALL, PRESTON, PR5 5TL

£174,950
LEASEHOLD

A great opportunity to purchase a spacious semi detached house in the popular area of Lostock Hall, within walking distance to all the great local services and amenities, as well as schools. There is flexible accommodation throughout with two stylish reception rooms, great size recently renewed fitted dining kitchen, two bedrooms and a useful loft room, family bathroom with a three piece suite. There is gas central heating and uPVC double glazing. To the front there is a gravel area and driveway which leads to the rear where there is further hardstanding and a great size double garage with power and light. Viewing is essential to fully appreciate the size setting, versatility and location of this lovely home.

MARIE HOLMES

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- Semi Detached House in Sought After Location • Front Lounge Room • Great Rear Reception Room – Office Or Snug • Two Bedrooms & A Useful Loft Room • Newly Fitted Dining Kitchen • First Floor Bathroom • Front Gravel Garden • Driveway Parking • Rear Hard Landscaped Garden • Detached Double Garage



Entrance Hall

With double glazed door to front, quarry tiled flooring, stairs to first floor landing and door to lounge.

Lounge

With double glazed window to front, feature wood burner inset to chimney breast, coving to ceiling, T.V. and telephone points, radiator and door to breakfast/kitchen.

Kitchen/Breakfast Room

With a range of wall, drawer and base units with contrasting working surfaces, breakfast bar, tiled splashback areas, one and a half stainless steel sink unit with drainer, electric oven and gas hob with extractor hood above, space for American style fridge/freezer, plumbed for washer, under stairs storage cupboard, tiled flooring, double glazed window to the rear and archways to dining room.

Dining Room

With double glazed patio doors to the rear, radiator and tiled flooring.

First Floor Landing

With double glazed window to the side, stairs to second floor and radiator

Bedroom One

With double glazed window to the front, wood effect flooring, built in wardrobes, radiator and T.V. point.

Bedroom Two

With double glazed window to the rear, wood effect flooring, radiator and under stairs storage.

Family Bathroom

With a four piece suite comprising "step in" shower, panelled bath, wash hand basin and low suite W.C. part tiled elevations, radiator and double glazed window to the rear.

Second Floor Landing

With access to the loft room.

Loft Room

With Velux roof window, wood effect flooring and storage to the eaves.

Outside

With stone chippings and driveway providing access to garage at the rear.

Rear Garden

A low maintenance rear garden with paved area, decked area with canopied roof cover and flowerbed borders.

Double Garage

With electric roller door, power and light and personal door.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating: **Council Tax Band: B**

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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