

29 ALPINE CLOSE

LOSTOCK HALL, PRESTON, PR5 5LN

£239,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Spacious family home arranged over three floors
- Quiet and desirable cul-de-sac location
- Within easy reach of Lostock Hall centre
- Versatile ground-floor sitting room/home office/playroom
- Contemporary open-plan dining kitchen
- Bright orangery overlooking the rear garden
- Impressive first-floor living room with Juliet balcony
- Four well-proportioned bedrooms
- En-suite shower room plus family bathroom
- Enclosed sunny rear garden and driveway parking for two vehicles

Property Summary

Offering contemporary and versatile accommodation arranged across three floors, this impressive family home enjoys a peaceful cul-de-sac position within a well-maintained and highly desirable development, just a short distance from the centre of Lostock Hall. Ideally suited to family life, the property also benefits from a private driveway providing off-road parking for two vehicles.

Internally, a spacious entrance hallway leads to a comfortable sitting room positioned to the front. This versatile space could equally be utilised as a children's playroom, home office or snug, depending on individual requirements. A useful ground-floor WC is also accessed from the hallway.

The heart of the home is the contemporary open-plan dining kitchen, which flows seamlessly into a bright and inviting orangery. The modern fitted kitchen provides excellent storage and preparation space together with room for a family dining table. Generous glazing within the orangery floods the space with natural light, while double doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

The first floor provides a generously proportioned bedroom with en-suite shower room, together with an impressive main living room featuring a Juliet balcony and pleasant outlook along the street.

The second floor offers three further bedrooms and a modern family bathroom, with windows to both the front and rear allowing plenty of natural light throughout.

Externally, the enclosed rear garden provides a private and secure space for children and pets, with a patio area ideal for alfresco dining and a generous lawn perfect for relaxing and enjoying the warmer summer months.

Viewing comes highly recommended to fully appreciate the dimensions and quality accommodation this superb family home has to offer.

Entrance Hallway
Entrance via a modern composite front door with feature obscured glazed panels into the hallway. Carpeted turned the staircase leads to all first floor accommodation. Oak wood flooring. Radiator. Two ceiling light fittings. Doors leading off to all ground floor accommodation.

Second Reception/Potential Bedroom Five
11'7" x 10'6" (3.52 x 3.19)
Access from the hallway via double internal doors. UPVC double glazed window to the front elevation. Versatile room which could be used as a sitting room, children's playroom, study or potential fifth bedroom. Radiator. Oakwood flooring. Pendant light fitting.

Downstairs Cloaks W.C
5'8" x 3'8" (1.72 x 1.11)
UPVC double glazed obscured window to the side elevation. Features a modern two-piece suite in white comprising of a low flush WC and wall hung wash hand basin with mixer tap and tile splashback. Radiator. Ceiling light fitting.

Dining Kitchen
9'11" x 14'6" (3.01 x 4.41)
UPVC double glazed window to the rear elevation and UPVC double glazed French doors leading through to the orangery. Features a range of modern eye and base level Shaker-style units with contrasting complementary work surfaces over. Inset stainless steel one-and-a-half bowl sink and drainer unit with mixer tap. Integrated appliances include electric double oven, four-burner gas hob, chimney-style stainless steel extractor, dishwasher and 50/50 fridge freezer. Space and plumbed for washing machine. Part tiled splashback. Cupboard housing wall mounted combination boiler. Tiled flooring. Radiator. Inset spotlights to ceiling. Space for dining table and chairs.

Orangery
8'10" x 11'9" (2.70 x 3.59)
A fabulous extension to the property of brick construction with UPVC double glazed windows to the side and rear elevations and UPVC double glazed French doors leading out onto the rear garden. Tiled flooring. Insect spotlights to ceiling. Radiator.

First Floor Landing
5'7" x 3'5" (1.70 x 1.05)
With spindle balustrade staircase. Pendant light fitting. Carpeted. Doors leading off to all first floor accommodation.

Living Room
11'6" x 14'6" (3.51 x 4.43)
UPVC double glazed window to the front elevation. UPVC double glazed French doors to the front elevation with Juliet balcony overlooking the development. TV aerial socket. Carpeted. Two ceiling light fittings. Radiator.

Master Bedroom
10' x 14'7" (3.05 x 4.44)
Two UPVC double glazed windows to the rear elevation. Carpeted. Pendant light fitting. Radiator. A great size double bedroom with plenty of space for freestanding furniture. Door leading through to:-

En-Suite Shower Room
5'10" x 4'6" (1.79 x 1.38)
UPVC double glazed window to the side elevation. Features a modern three-piece suites in white comprising of a low flush W.C, wash hand basin set with vanity unit with cupboard storage and corner step in shower cubicle with thermostatic controlled makes a shower and handheld fitment. Wall mounted vanity mirror towel ladder radiator. Aqua wall panelling. Tiled flooring. Ceiling light fitting. Extractor fan.

Second Floor Landing
12'8" x 3'2" (3.85 x 0.96)
Spindle balustrade staircase. Carpeted. Pendant light fitting. Access to loft storage. Doors leading off to all second floor accommodation.

Bedroom Two
15'3" x 6'5" (4.66 x 1.95)
UPVC double glazed window to the front elevation. Radiator. Carpeted. Pendant light fitting.













Bedroom Three

11'9" x 7'9" (3.58 x 2.36)
UPVC double glazed window to the front elevation. Carpeted. Radiator. Pendant light fitting.

Bedroom Four

10'2" x 7'5" (3.10 x 2.27)
UPVC double glazed window to the rear elevation. Carpeted. Radiator. Pendant light fitting.

Family Bathroom

9'7" x 6'10" (2.91 x 2.08)
UPVC double glazed obscured window to the rear elevation. Features in modern three-piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and tile splashback and panelled bath with thermostatic controlled mixer shower and handheld fitment over. Part tiled elevations. Vinyl flooring. Ceiling light fitting. Extractor fan. Radiator.

Exterior

Externally, the fully enclosed rear garden provides a private and secure space for children and pets, with a patio area ideal for alfresco dining and a generous lawn perfect for relaxing and enjoying the warmer summer months. Side access gate and driveway parking for three vehicles.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.










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Additional Information

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Leasehold



MARIE HOLMES ESTATE AGENTS

Approximate total area(1)

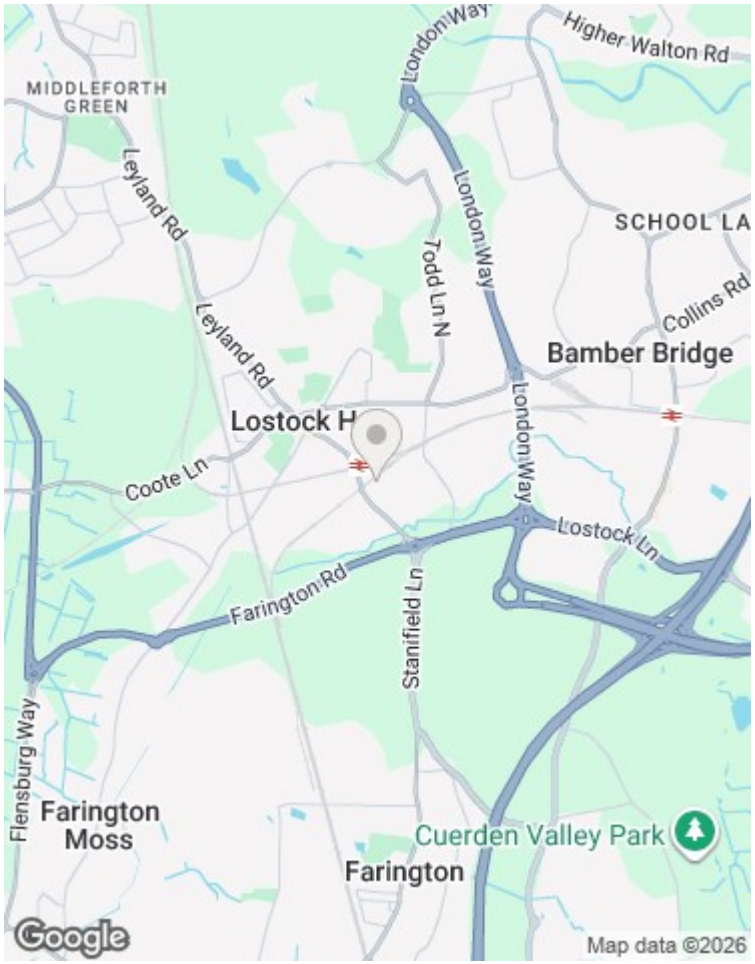
112.9 m²

1214 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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